

NOTICE OF TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2016 DEC 13 A 9:39

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by JEFFREY LYNN MAYBERRY, AND WIFE MELISSA ANN MAYBERRY, dated OCTOBER 1ST, 2009, duly recorded in VOLUME 1614, PAGE 123 Official Public Records of Hill County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness (the "Holder"), default having been made in the payment thereof, sell on Tuesday, JANUARY 3RD, 2017, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the Courthouse of Hill County, Texas, at the designated area as so designated by the Commissioner's Court of the County of Hill, State of Texas, for sales of real property under powers of sale conferred by deeds of trust or other contract liens, the following described property, together with all improvements, fixtures and personal property described in and covered by the deed of trust described above and all and singular the rights and appurtenances pertaining thereto; to-wit:

LOT 2, BLOCK 3 OF THE HEATHER HEIGHTS PHASE II ADDITION TO THE CITY OF ITASCA, HILL COUNTY, TEXAS ACORDING TO THE PLAT FILED IN VOLUME 957, PAGE 268 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS.

The said sale to occur no earlier than 10:00 a.m. nor later than 1:00 p.m. on that day.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Holder's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

The sale shall be subject to any legal impediments to the sale of the Property, ad valorem taxes and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust.

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces or the United States, please send written notice of the active duty military service to sender of this notice immediately.

EXECUTED this DECEMBER 12TH, 2016.



COLTON LYNN
Substitute Trustee
5312 Franklin Avenue
Waco, Texas 76710
254-300-1660

STATE OF TEXAS §
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COUNTY OF MCLENNAN §

This instrument was acknowledged before me on DECEMBER 12TH, 2016, by COLTON LYNN.



Notary Public, State of Texas

