

29

NOTICE OF TRUSTEE'S SALE

COPY

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, MAY 2ND, 2017] 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.

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2017 MAR 17 PM 2:45

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

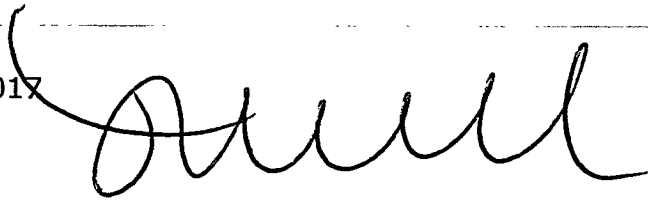
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Holder's rights and remedies under the Deed of Trust and Section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

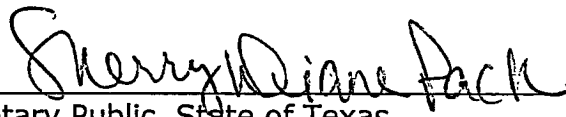
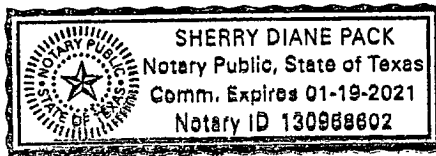
EXECUTED this MARCH 14TH, 2017



JUSTIN DAVIS LYNN
Substitute Trustee
5312 Franklin Avenue
Waco, Texas 76710
254-399-0399

STATE OF TEXAS §
 §
COUNTY OF MCLENNAN §

This instrument was acknowledged before me on MARCH 14TH, 2017, by JUSTIN DAVIS LYNN.


Notary Public, State of Texas

APPOINTMENT OF SUBSTITUTE TRUSTEE

THE STATE OF TEXAS
COUNTY OF MCLENNAN

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

WHEREAS, by Deed of Trust dated OCTOBER 1ST, 2009, JEFFREY LYNN MAYBERRY AND WIFE MELISSA ANN MAYBERRY as Grantor, conveyed to CAROL MOSS, Trustee, certain property situated in Hill County, Texas, to secure the payment of one certain note therein described, which Deed of Trust is recorded in VOLUME 1614, PAGE 123 Official Public Records of Hill County, Texas, to which and the record thereof referenced is made for all purposes; and,

WHEREAS, default has been made in the payment of said note described in said Deed of Trust and the sale provided for therein should be made; and,

WHEREAS, the holder of said note described therein and the beneficiary in said Deed of Trust desires to appoint a Substitute Trustee:

NOW, THEREFORE, the undersigned, the holder of such note and Deed of Trust, has named and appointed, and by these presents does name and appoint JUSTIN DAVIS LYNN, of Hill County, Texas, Substitute Trustee to act under and by virtue of said Deed of Trust, and hereby requests said Substitute Trustee to sell the property in said Deed of Trust described and as provided therein.

Said Substitute Trustee is hereby requested to furnish to the undersigned several copies of the Notice of Substitute Trustee Sale so that notice thereof can be served by certified mail at least twenty-one (21) days preceding the date of sale on each debtor obligated to pay such indebtedness according to the records of the undersigned and as required by law.

EXECUTED this MARCH 14TH, 2017.

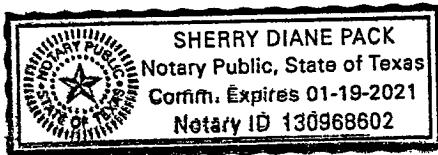


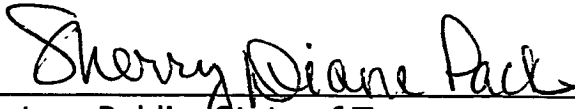
LYNN CAPITAL PARTNERSHIP

(Acknowledgment)

STATE OF TEXAS
COUNTY OF MCLENNAN

This instrument was acknowledged before me on MARCH 14TH, 2017, by LYNN CAPITAL PARTNERSHIP .





Notary Public, State of Texas