

NOTICE PURSUANT TO TEXAS PROPERTY CODE 51.002(i): 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, 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 of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Mailed via Regular Mail and Certified Mail, RRR # 7019-2280-0000-3929-0064

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEED OF TRUST:

Date: January 10 2014
Grantor: Johnny Perez Jr. and wife Elizabeth Mae Perez
Trustee: Jim Gailey
Beneficiary: Linda L. Lackey / Later Assigned to Templeton Mortgage Corporation
County Where Property is Located: McLennan, County, Texas
Recording Information: Document No 2014-001106 of the Official Public Records of McLennan County, Texas

NOTE:

Date: January 10 2014
Amount: \$31,500.00
Debtor: Johnny Perez Jr.
Holder: Templeton Mortgage Corporation

PROPERTY: See attached Exhibit "A".

SALE INFORMATION:

Substitute Trustee: Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington
any one of whom may act independently of the other
Date of Sale: February 1st 2022
Time of Sale: 10:00 a. m. or within three hours thereafter

PLACE OF SALE: In Waco, McLennan County, Texas, in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place or THE TOP OF THE OUTSIDE STEPS TO THE SECOND FLOOR IN FRONT OF THE COURTHOUSE ON WASHINGTON ST. OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE. If no place is designated by the

Commissioners Court, then the sale will be conducted at the Main Entrance of the McLennan County Courthouse, in Waco, Texas, and the terms of the proposed sale will be for cash to the highest bidder.

WHEREAS, the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

WHEREAS, the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note;

WHEREAS, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

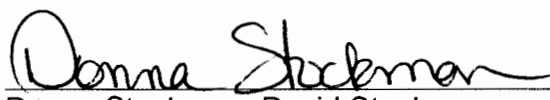
WHEREAS, the Holder accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable;

WHEREAS, the Holder removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Holder;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the forgoing matters and that:

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property on the date, at the place and no earlier than the time set forth above in the sale information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing to 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.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.



Donna Stockman, David Stockman,
Brenda Wiggs, Guy Wiggs,
Michelle Schwartz, Janet Pinder or
Kathy Arrington

EXHIBIT B

Being Lot (7) in block Six (6) of the Mc Neese Heights addition to the city of Waco McLennan county
Texas