



## NOTICE OF TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by **MARTIN C. GUTIERREZ AND ELVIA GUTIERREZ**, dated **MAY 10, 2016**, duly recorded under Clerk's File Number **2016014731** Official Public Records of **MCLENNAN 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, DECEMBER 7<sup>TH</sup>, 2021**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the Courthouse of **MCLENNAN COUNTY, TEXAS**, at the designated area as so designated by the Commissioner's Court of the County of McLennan, 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 14 IN BLOCK 54 OF THE DEAN'S ADDITION TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS AS PER PLAT OF SAID ADDITION DULY RECORDED IN VOLUME 275, PAGE 246 DEED RECORDS MCLENNAN COUNTY, TEXAS.**

The designated area for such sales being found of record at Volume 1607, Page 365, Deed Records, McLennan 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 OCTOBER 21<sup>ST</sup>, 2021.



JUSTIN DAVIS LYNN  
SUBSTITUTE TRUSTEE  
2021 FRANKLIN AVENUE  
WACO, TEXAS 76701  
254-399-0399

STATE OF TEXAS §  
COUNTY OF MCLENNAN §

This instrument was acknowledged before me on OCTOBER 21<sup>ST</sup>, 2021, by  
JUSTIN DAVIS LYNN.



NOTARY PUBLIC, STATE OF TEXAS

