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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/12/2002

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR WR
STARKEY MORTGAGE, L.L.C., ITS SUCCESSORS AND
ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2002057621

Grantor(s)/Mortgagor(s):
THOMAS B. WAGGONER, JR. AND DIANE E.
WAGGONER, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
J.P. Morgan Mortgage Acquisition Corp.

Property County:
WILLIAMSON

Mortgage Servicer:
Rushmore Loan Management Services, LLC is representing the
Current Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100,
Irvine, CA 92618

Legal Description: BEING LOT 1, OF DANIEL AMOS DAVIDSON ADDITION, A REPLAT OF A PORTION OF BLOCK 3 AND AN ALLEY BETWEEN BLOCKS 2 AND 3 OF THE SOUTH SIDE ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET P, SLIDE(S), 228-229, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS

Date of Sale: 1/4/2022

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

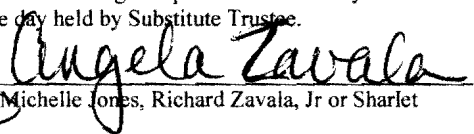
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

**Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.**


Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet
Watts
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED FOR RECORD

DEC 02 2021

MH File Number: TX-20-77563-POS
Loan Type: Conventional Residential


County Clerk, Williamson Co., TX