

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/7/2018

**Grantor(s)/Mortgagor(s):**

~~MELINDA MASSIE, A SINGLE PERSON AND SUSAN  
STOUT, A SINGLE PERSON~~

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST  
NATIONAL BANK TEXAS DBA FIRST COMMUNITY  
MORTGAGE, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
First National Bank Texas

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2018042570

**Property County:**  
MCLENNAN

**Mortgage Servicer:**  
Cenlar FSB is representing the Current Beneficiary/Mortgagee  
under a servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
425 Phillips Blvd ,  
Ewing, NJ 08618

**Legal Description:** SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF FOR ALL  
PURPOSES

**Date of Sale:** 4/5/2022

**Earliest Time Sale Will Begin:** 10:00:00 AM

**Place of Sale of Property:** McLennan County Courthouse, 501 Washington Avenue, Waco, TX 76701 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.**

  
Kristopher Holub, Aarti Patel, Violet Nunez, Edward Luby,  
Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum,  
Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com,  
Sara Edgington, Craig Muirhead, Thomas Gilbraith, David Ray,  
~~Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs,~~  
~~Michelle Schwartz, Janet Pinder or Kathy Arrington~~  
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

RECEIVED 10:21 AM  
D. Stockman  
FEB 17 2022  
J.A. "ANDY" HARWELL, COUNTY CLERK  
MCLENNAN COUNTY, TEXAS

**MH File Number:** TX-22-80407-POS  
**Loan Type:** FHA

**EXHIBIT A**

**NOTE: Company is prohibited  
from insuring quantities of land.**

**BEING all that tract of land in McLennan County, Texas, out of the Thomas Polk Survey, and being all of that called 0.498 acres of land described in a deed to Nelda Linda Brown, recorded under County Clerk's File Number 2012032598 of the Official Public Records of McLennan County, Texas, and being further described as follows:**

**BEGINNING at a 1/2 inch steel pipe found at the Southeast corner of that called 0.498 acres and the West line of Liberty Hill Road;**

**THENCE North 78 degrees 31 minutes 48 seconds West, 147.54 feet to a 1/2 inch steel rod found at the Southwest corner of said 0.498 acres and an inside corner in the East line of that called 68.17 acres of land described in a deed to Theresa E. Threadgill, recorded under County Clerk's File Number 2004019469 of the Official Public Records of McLennan County, Texas;**

**THENCE North 16 degrees 50 minutes 52 seconds East, 147.26 feet to a 1/2 inch steel rod found at the Northwest corner of that called 0.498 acres and an inside corner in the East line of said 68.17 acres;**

**THENCE South 78 degrees 32 minutes 15 seconds East, 147.21 feet to a PK nail found at the Northeast corner of said 0.498 acres and the West line of Liberty Hill Road;**

**THENCE South 16 degrees 49 minutes 12 seconds West, 147.28 feet to the Point of Beginning, containing 0.498 acres of land, more or less.**