

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 16, 2022

Substitute Trustee: Karl Quebe

Substitute Trustee's Address: 5400 Bosque Blvd., Ste. 312, Waco, Texas 76710

Mortgagee: Members Choice of Central Texas Federal Credit Union

Note:

Date: April 6, 2015

Principal Amount: \$39,400.00

Borrower: Carmelo Quezada

Mortgagee: Members Choice of Central Texas Federal Credit Union

Date: April 6, 2015

Grantor: Carmelo Quezada

Mortgagee: Members Choice of Central Texas Federal Credit Union

Recording Information: Instrument #2015010220 in the Official Public Records of McLennan County, Texas

Property: Being Lot Three (3), Block "B" of the Melbourne Heights Addition to the City of Waco, McLennan County, Texas, as shown on plat of said addition recorded in Volume 275, Page 238, of the Deed Records of McLennan County, Texas, and more commonly known as 3725 N. 24th Street, Waco, Texas 76708.

County: McLennan

Date of Sale: April 5, 2022

Time of Sale: 1:00 p.m. or within three hours thereafter

Place of Sale: At the top of the front steps of the McLennan County Courthouse in Waco, Texas.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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 OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee has appointed Karl Quebe as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


KARL QUEBE,
SUBSTITUTE TRUSTEE (254) 751-1830

