



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: November 15, 2021

Substitute Trustee: John Malone

Substitute Trustee's Address: 5400 Bosque Blvd., Ste. 308, Waco, Texas 76710

Mortgagee: Ferguson Smith Properties

Note:

Date: April 14, 2014

Principal Amount: \$ 45,161.03

Borrower: Guillermo Hidalgo and Ingrid Hidalgo

Mortgagee: Ferguson Smith Properties

Deed of Trust:

Date: April 14, 2014

Grantor: Guillermo Hidalgo and Ingrid Hidalgo

Mortgagee: Ferguson Smith Properties

Recording Information: Instrument # 2014010435 of the Official Public Records in McLennan County, Texas

Property: Block O Lot 12 in Melbourne HTS, Property ID # 181960, Geographic ID # 480289000156002, Neighborhood: North Waco, and more commonly known as 3208 N. 23rd Street, Waco, Texas 76708

County: McLennan

Date of Sale: December 7, 2021

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 John Malone 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.

John Malone
JOHN MALONE, SUBSTITUTE TRUSTEE
(254) 772-3722