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J.A. "ANDY" HARWELL, COUNTY CLERK  
McLENNAN COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**McLENNAN County**

**Deed of Trust Dated:** February 15, 2018

**Amount:** \$138,383.00

**Grantor(s):** THERRESA CHRISTIAN

**Original Mortgagee:** TEXANA BANK, N.A.

**Current Mortgagee:** THE MONEY SOURCE INC.

**Mortgagee Address:** THE MONEY SOURCE INC., 3138 EAST ELWOOD STREET, PHOENIX, AZ 85034

**Recording Information:** Document No. 2018004976

**Legal Description:** SEE EXHIBIT "A"

**Date of Sale:** December 7, 2021 between the hours of 10:00 AM and 1:00 PM.

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


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the McLENNAN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AARTI PATEL OR VIOLET NUNEZ, EDWARD LUBY, NANCY PARKER, ROBERTA AVERY-HAMILTON, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, SARA EDGINGTON, CRAIG MUIRHEAD, THOMAS GILBRAITH, DAVID RAY, KRISTOPHER HOLUB, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, DENISE BOERNER, MICHELLE SCHWARTZ, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, JANET PINDER OR KATHY ARRINGTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2020-001392

  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

## EXHIBIT "A"

### LEGAL DESCRIPTION

File No.: 20172786

Being Lot Twenty (20) in Block Nine (9) of the Grantham-Meador Addition to the City of McGregor, McLennan County, Texas, and being that same Lot 20 described in the deed to William Alfred Miller et al recorded in Instrument No. 2017029587, Official Public Records of McLennan County, Texas (McL.C.O.P.R.) and said Lot 20 filed in the official plat of record in Vol. 741, Pg. 579, Deed Records of McLennan County, Texas, said Lot 20 being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod in the North right of way line of West 4th Street and the South line of said Lot 20 for the Southeast corner of said Lot 20 and this tract, same being the Southwest corner of Lot 19;

THENCE N. 84°35'00" E, (basis of bearing) (called 76.10 ft.) 76.19 ft. with the North line of said West 4th Street and the South line of said Lot 20 to a found 1/2" iron rod at the intersection of the North line of said 4th Street and the East right of way line of Johnson Street for the Southwest corner of said Lot 20 and this tract;

THENCE N. 7°20'50" E, (N.6°14'00" E, 137.65 ft. ) 138.70 ft., with the East line of said Johnson Street and the West line of said Lot 20 to a set 1/2" iron pipe at the base of wood privacy fence for the Northwest corner of said Lot 20 and this tract, same being the Southwest corner of said Lot 1;

THENCE S.83°45'25" E, (called 73.45 ft.) 72.40 ft. with a wood privacy fence, the North line of said Lot 20 and the South line of said Lot 1 to a found flagged 20P nail in the top of a fence post for the Northeast corner of said Lot 20 and this tract, same being the Southeast corner of said Lot 1, the Southwest corner of Lot 2 and the Northwest corner of said Lot 19;

THENCE S.5°46'53" W, (called 137.50 ft.) 137.58 ft. along a partial privacy fence, and with the East line of said Lot 20 and the West line of said Lot 19 to the point of BEGINNING, containing 0.285 acres, more or less.