

000350

POSTED

NOV 15 2018

SCANNED

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ELLIS County

Deed of Trust Dated: September 25, 2013

Amount: \$213,000.00

Grantor(s): ROXIE J STREET

Original Mortgagee: CHERRY CREEK MORTGAGE CO., INC.

Current Mortgagee: REVERSE MORTGAGE SOLUTIONS, INC.

Mortgagee Address: REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014

Recording Information: Document No. 1323740

Legal Description: LOT 9, BLOCK 18, INDIAN HILLS ADDITION, UNIT NO. 2, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET A, SLIDE 714, PLAT RECORDS OF ELLIS COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on October 17, 2018 under Cause No. 99222 in the 443rd Judicial District Court of ELLIS County, Texas.

Date of Sale: February 5, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the ELLIS 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.

BOB DICKERSON OR BRUCE MILLER, PHILLIP PIERCEALL, ROBERT AGUILAR, WENDY LAMBERT, KENNY SHIREY, AARON PARKER, JOHN BEAZLEY, DOUG RODGERS, TERRY WATERS, TRAVIS KADDATZ, LOGAN THOMAS, KRISTOPHER HOLUB, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, MICHELLE SCHWARTZ, DENISE BOERNER, JACK BECKMANM, CARY CORENBLUM 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.

Aaron J. Espinoza

Aaron Espinoza, Attorney at Law

HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-003999

Donna Stockman

BOB DICKERSON OR BRUCE MILLER, PHILLIP PIERCEALL,
ROBERT AGUILAR, WENDY LAMBERT, KENNY SHIREY,
AARON PARKER, JOHN BEAZLEY, DOUG RODGERS, TERRY
WATERS, TRAVIS KADDATZ, LOGAN THOMAS, KRISTOPHER
HOLUB, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA
STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN,
MICHELLE SCHWARTZ, DENISE BOERNER, JACK
BECKMANNI, CARY CORENBLUM OR KATHY ARRINGTON
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

000352

POSTED

SCANNED

NOV 20 2019

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ELLIS County
Deed of Trust Dated: August 17, 2012
Amount: \$63,822.00
Grantor(s): RACHELE BRADDOCK and RICHARD BRADDOCK

COUNTY CLERK
ELLIS COUNTY, TEXAS

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION
Current Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Mortgagee Address: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. 1218680

Legal Description: LOT 27 BLOCK 2 OF PRESTON HOLLOW ADDITION, SECTION NO. 1, REVISED, AN ADDITION TO THE CITY OF ENNIS AS RECORDED IN VOLUME 2 PAGE 75, NOW KNOWN AS CABINET A SLIDE 385 OF THE MAP RECORDS OF ELLIS COUNTY, TEXAS.

Date of Sale: February 5, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the ELLIS 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.

BOB DICKERSON OR BRUCE MILLER, PHILLIP PIERCEALL, ROBERT AGUILAR, WENDY LAMBERT, KENNY SHIREY, AARON PARKER, JOHN BEAZLEY, DOUG RODGERS, TERRY WATERS, TRAVIS KADDATZ, LOGAN THOMAS, KRISTOPHER HOLUB, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, MICHELLE SCHWARTZ, DENISE BOERNER, JACK BECKMANM, CARY CORENBLUM 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.

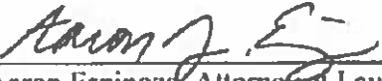
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-006879



BOB DICKERSON OR BRUCE MILLER, PHILLIP PIERCEALL,
ROBERT AGUILAR, WENDY LAMBERT, KENNY SHIREY,
AARON PARKER, JOHN BEAZLEY, DOUG RODGERS, TERRY
WATERS, TRAVIS KADDATZ, LOGAN THOMAS, KRISTOPHER
HOLUB, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA
STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN,
MICHELLE SCHWARTZ, DENISE BOERNER, JACK
BECKMANN, CARY CORENBLUM OR KATHY ARRINGTON
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

00353

POSTED

SCANNED

NOV 26 2018

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ELLIS County
Deed of Trust Dated: June 12, 2014
Amount: \$185,576.00
Grantor(s): DELILAH EASTMAN and MARK EASTMAN

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION
Current Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Mortgagee Address: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. 1412535

Legal Description: BEING LOT 28, BLOCK 3, OF COUNTRY CLUB ESTATES SECTION 3, AN ADDITION TO THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 257, OF THE PLAT RECORDS, ELLIS COUNTY, TEXAS.

Date of Sale: February 5, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the ELLIS 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.

BOB DICKERSON OR BRUCE MILLER, PHILLIP PIERCEALL, ROBERT AGUILAR, WENDY LAMBERT, KENNY SHIREY, AARON PARKER, JOHN BEAZLEY, DOUG RODGERS, TERRY WATERS, TRAVIS KADDATZ, LOGAN THOMAS, KRISTOPHER HOLUB, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, MICHELLE SCHWARTZ, DENISE BOERNER, JACK BECKMANM, CARY CORENBLUM 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.

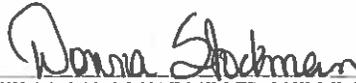
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member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

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RACHAEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2017-002569



BOB DICKERSON OR BRUCE MILLER, PHILLIP PIERCEALL,
ROBERT AGUILAR, WENDY LAMBERT, KENNY SHIREY,
AARON PARKER, JOHN BEAZLEY, DOUG RODGERS, TERRY
WATERS, TRAVIS KADDATZ, LOGAN THOMAS, KRISTOPHER
HOLUB, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA
STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN,
MICHELLE SCHWARTZ, DENISE BOERNER, JACK
BECKMANN, CARY CORENBLUM OR KATHY ARRINGTON
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

000361

POSTED

DEC - 3 2018

COUNTY CLERK
ELLIS COUNTY, TEXAS

RECORDING REQUESTED BY:

SCANNED

WHEN RECORDED MAIL TO:

Bob Dickerson, Bruce Miller, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Douglas Rodgers, Terry Waters, Travis Kaddatz, Logan Thomas, Kristopher Holub, Kathy Arrington, Cary Corenblum, Vanessa McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000107-18-1S

APN 229175

TO No 180167983-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on April 28, 2014, KIMBERLY JAMES, A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of DON W. LEDBETTER, PLLC as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for FIRST MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$89,540.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on May 1, 2014 as Document No. 1408883 in Book 02763, on Page 0435 and that said Deed of Trust was modified by Modification Agreement and recorded May 8, 2017 as Instrument Number 1712461 in Ellis County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 229175

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Bob Dickerson, Bruce Miller, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Douglas Rodgers, Terry Waters, Travis Kaddatz, Logan Thomas, Kristopher Holub, Kathy Arrington, Cary Corenblum, Vanessa McHaney** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **FREEDOM MORTGAGE CORPORATION**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Ellis County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Ellis County Courthouse, 101 W. Main Street, Waxahachie, TX 75165.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and FREEDOM MORTGAGE CORPORATION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and FREEDOM MORTGAGE CORPORATION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 30 day of November, 2018.



By: Bob Dickerson, Bruce Miller, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Douglas Rodgers, Terry Waters, Travis Kaddatz, Logan Thomas, Kristopher Holub, Kathy Arrington, Cary Corenblum, Vanessa McHaney
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000107-18-1S

APN 229175

TO No 180167983-TX-RWI

EXHIBIT "A"

LOT 1, BLOCK D, OF EASTRIDGE SOUTH, PHASE I, AN ADDITION TO THE CITY OF RED OAK, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 105, PLAT RECORDS OF ELLIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

00366

Deed of Trust Date:
3/30/2015

Grantor(s)/Mortgagor(s):
EUGENE O. MARTIN, JR., A MARRIED MAN
AND SHARONNE A. MARTIN, HIS WIFE

SCANNED

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR GUILD MORTGAGE COMPANY, A
CALIFORNIA CORPORATION, ITS SUCCESSORS
AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. BANK NATIONAL ASSOCIATION

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COUNTY CLERK
ELLIS COUNTY TEXAS

Recorded in:
Volume: 02826
Page: 2164
Instrument No: 1507131

Property County:
ELLIS

Mortgage Servicer:
U.S. Bank National Association is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
4801 Frederica Street,
Owensboro, KY 42301

Legal Description: LOT 5, BLOCK 8, OF WATERVIEW FARMS, PHASE THREE, AN ADDITION TO THE CITY OF RED OAK, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 167 OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS, AND FURTHER AFFECTED BY INSTRUMENT RECORDED IN VOLUME 2169, PAGE 842, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS.

Date of Sale: 2/5/2019

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: Ellis County Courthouse, 101 W. Main Street, Waxahachie, TX 75165 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.



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

Bob Dickerson, Bruce Miller, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Douglas Rodgers, Terry Waters, Travis Kaddatz, Logan Thomas, Kristopher Holub, Kathy Arrington, Cary Corenblum, Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Kathy Arrington or Jack Beckman or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-18-55490-POS
Loan Type: FHA

NOTICE OF SUBSTITUTE TRUSTEE SALE

000369

Deed of Trust Date:
7/12/2012

Grantor(s)/Mortgagor(s):
MARIA J MIRELES, A SINGLE PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: 02639
Page: 1828
Instrument No: 1215696

Property County:
ELLIS

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

SCANNED

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COUNTY CLERK
ELLIS COUNTY, TEXAS

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING KNOWN AND DESIGNATED AS LOT 4, IN BLOCK 7 OF THE TOWN OF ITALY, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 61, PAGE 289, DEED RECORDS OF ELLIS COUNTY, TEXAS.

Date of Sale: 2/5/2019

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: Ellis County Courthouse, 101 W. Main Street, Waxahachie, TX 75165 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.



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

Bob Dickerson, Bruce Miller, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Douglas Rodgers, Terry Waters, Travis Kaddatz, Logan Thomas, Kristopher Holub, Kathy Arrington, Cary Corenblum, Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Kathy Arrington or Jack Beckman or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MII File Number: TX-16-28830-FC
Loan Type: FHA

A

000370

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NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER (CXE) AYDELOTT, HERBERT L. AND CATHY P. 103 CREEKVIEW CIRCLE, MAYPEARL, TX 76064

FHA 4925212365703 Firm File Number 17-027378

DEC 10 2018

COUNTY CLERK ELLIS COUNTY TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 15, 1997, HERBERT L. AYDELOTT, AND CATHY P. AYDELOTT, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CONNIE JOBE, as Trustee, the Real Estate hereinafter described, to COUNTRYWIDE HOME LOANS, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of ELLIS COUNTY, TX and is recorded under Clerk's File/Instrument Number 9714883 Volume 01380, Page 0821, to which reference is herein made for all purposes.

SCANNED

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 5, 2019 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Ellis county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Ellis, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING KNOWN AND DESIGNATED AS LOT 29, BLOCK "B", CREEKVIEW HILLS, AN ADDITION TO THE CITY OF MAYPEARL, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 227, PLAT RECORDS, ELLIS COUNTY, TEXAS.

Property Address: 103 CREEKVIEW CIRCLE MAYPEARL, TX 76064
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 8950 CYPRESS WATERS BLVD COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above-referenced loan.

Handwritten signature of Donna Stockman

SUBSTITUTE TRUSTEE
Kathy Arrington, Bob Dickerson, Troy Robinett, Bruce Miller, Daren Shumway, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Doug Rodgers, Terry Waters, Jonathan Harrison, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner or Jack Beckman c/o Shapiro Schwartz, LLP 13105 Northwest Freeway, Suite 1200 Houston, TX 77040 (713)462-2565

THE STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____

A

NOTARY PUBLIC in and for _____ COUNTY,
My commission expires: _____
Type or Print Name of Notary _____

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 military service to the sender of this notice immediately.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEC 10 2018

COUNTY CLERK
ELLIS COUNTY TEXAS

SCANNED

DEED OF TRUST INFORMATION:

Date: 04/29/2008
Grantor(s): CLAUDE EMANUEL MATHIS AND LORI YVETTE MATHIS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR OVERLAND MORTGAGE, L.P., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$225,519.00
Recording Information: Book 02385 Page 2484 Instrument 0811787
Property County: Ellis
Property: LOT 67, BLOCK F OF HARMONY, PHASE 1, AN ADDITION TO THE CITY OF RED OAK, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 67, AND AMENDED IN CABINET H, SLIDE 222, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.
Reported Address: 707 PAISLEY LANE, RED OAK, TX 75154

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of February, 2019
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE in Ellis County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Ellis County Commissioner's Court.
Substitute Trustee(s): Logan Thomas, Bob Dickerson, Phillip Pierceall, Aaron Parker, Douglas Rodgers, Terry Waters, Shawn Schiller, Cary Corenblum, Matthew Hansen, Bruce Miller, Travis Kaddatz, Michelle Schwartz, Tim Lewis, Russell Stockman, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Logan Thomas, Bob Dickerson, Phillip Pierceall, Aaron Parker, Douglas Rodgers, Terry Waters, Shawn Schiller, Cary Corenblum, Matthew Hansen, Bruce Miller, Travis Kaddatz, Michelle Schwartz, Tim Lewis, Russell Stockman, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Logan Thomas, Bob Dickerson, Phillip Pierceall, Aaron Parker, Douglas Rodgers, Terry Waters, Shawn Schiller, Cary Corenblum, Matthew Hansen, Bruce Miller, Travis Kaddatz, Michelle Schwartz, Tim Lewis, Russell Stockman, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

DEC 11 2018

COUNTY CLERK
ELLIS COUNTY, TEXASC&S No. 44-18-3544 / FHA / Yes / FILE NOS
Cenlar FSB

000076

SCANNED

NOTICE OF TRUSTEE'S SALE

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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: July 18, 2017

Grantor(s): Robert McDonald and April McDonald, husband and wife, husband and wife

Original Trustee: John A. Douglas

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for SecurityNational Mortgage Company, its successors and assigns

Recording Information: Clerk's File No. 1720377, in the Official Public Records of ELLIS County, Texas.

Current Mortgagee: AmeriHome Mortgage Company, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department, 425 Phillips Blvd, Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

LOT 14, BLOCK J, OF SUNRISE MEADOW, PHASE FOUR, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET H, SLIDE 208, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.

Date of Sale: 02/05/2019 Earliest Time Sale Will Begin: 1:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Tim Lewis as Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Bob Dickerson as Successor Substitute Trustee, Troy Robinett as Successor Substitute Trustee, Bruce Miller as Successor Substitute Trustee, Daren Shumway as Successor Substitute Trustee, Phillip Pierceall as Successor Substitute Trustee, Robert Aguilar as Successor Substitute Trustee, Wendy Lambert as Successor Substitute Trustee, Kenny Shirey as Successor Substitute Trustee, Aaron Parker as Successor Substitute Trustee, John Beazley as Successor Substitute Trustee, Doug Rodgers as Successor Substitute Trustee, Terry Waters as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Logan Thomas as Successor Substitute Trustee, Travis Kaddatz as Successor Substitute Trustee, Kathy Arrington as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

44-18-3544
ELLIS

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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.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the ELLIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

Executed on this the 10th day of December, 2018.

For Information:

"Auction.com
I Mauchly
Irvine, CA 92618



Nicole M. Bartee, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&S No. 44-18-3544 / FHA / Yes
Cenlar FSB