

SCANNED

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POSTED

FEB 11 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF FORECLOSURE 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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: LOT 36 AND 37, OF SOUTHSIDE ADDITION, AN ADDITION TO THE CITY OF ITALY, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 227, PAGE 274, OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/24/2018 and recorded in Document 1825454 real property records of Ellis County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 05/05/2020

Time: 01:00 PM

Place: Ellis County, Texas at the following location: THE SOUTH PORCH OF THE COURTHOUSE OF ELLIS COUNTY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by VIRGINIA LEE WEAVER, provides that it secures the payment of the indebtedness in the original principal amount of \$247,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PLAZA HOME MORTGAGE INC. is the current mortgagee of the note and deed of trust and PLAZA HOME MORTGAGE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is PLAZA HOME MORTGAGE INC. c/o PLAZA HOME MORTGAGE, INC., 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, CARL NIENDORFF, MICHAEL W. ZIENTZ, WES WEBB OR ERICA HALL, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

TIM LEWIS, BRENDA WIGGS, DENISE BOERNER,
JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS,
DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY
ARRINGTON, CARL NIENDORFF, MICHAEL W.
ZIENTZ, WES WEBB OR ERICA HALL
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Ellis County Clerk and caused it to be posted at the location directed by the Ellis County Commissioners Court.

SCANNED

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POSTED

FEB 20 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

920 NEWTON RD
FERRIS, TX 75125

0000008729212

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: May 05, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH PORCH OF THE ELLIS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 31, 2018 and recorded in Document CLERK'S FILE NO. 1825037 real property records of ELLIS County, Texas, with RODRIGO ESCOBAR RIOS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RODRIGO ESCOBAR RIOS, securing the payment of the indebtednesses in the original principal amount of \$221,901.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the

920 NEWTON RD
FERRIS, TX 75125

0000008729212

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LARRY PETR, TERRY WATERS, LOGAN THOMAS, BOB DICKERSON, ASHLEE LUNA, AARON PARKER, DOUGLAS RODGERS, BRUCE MILLER, TRAVIS KADDATZ, SHAWN SCHILLER, AURORA CAMPOS, CARY CORENBLUM, MATTHEW HANSEN, MICHELLE SCHWARTZ, TIM LEWIS, RUSSELL STOCKMAN OR JACK BACKMAN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the ELLIS County Clerk and caused to be posted at the ELLIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

920 NEWTON RD
FERRIS, TX 75125

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ELLIS

EXHIBIT "A"

BEING SITUATED IN THE R. DE LA PENA SURVEY, ABSTRACT NO. 3 AND BEING THE SAME PROPERTY CONVEYED TO STEVEN CARROLL HATFIELD II, AND CARRIE JEAN HATFIELD BY DEED RECORDED IN INSTRUMENT NO. 1721888, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND IN THE CENTER OF NEWTON ROAD, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ROBERTA J. TRUE BY DEED RECORDED IN VOLUME 2679, PAGE 1870, DEED RECORDS, ELLIS COUNTY, TEXAS;

THENCE S 41 DEGREES 39'54" W, WITH THE CENTER OF SAID ROAD, 36.83' TO A PK NAIL FOUND IN THE CENTER OF SAID ROAD AND AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JACINTO MARTINEZ, ET AL, BY DEED RECORDED IN VOLUME 2409, PAGE 272, DEED RECORDS, ELLIS COUNTY, TEXAS;

THENCE N 31 DEGREES 14'59" E, WITH THE EAST LINE OF SAID MARTINEZ TRACT AND PASSING A 1/2" IRON ROD FOUND AT 30.52' AND CONTINUING A TOTAL DISTANCE OF 1431.56' TO A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID MARTINEZ TRACT;

THENCE N 37 DEGREES 36'51" E, GENERALLY WITH FENCE, 626.55' TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID TRUE TRACT;

THENCE S 12 DEGREES 48'18" E, WITH THE WEST LINE OF SAID TRUE TRACT AND PASSING A 1/2" IRON ROD FOUND AT 366.60' AND PASSING A 1/2" IRON ROD FOUND AT 1692.84' AND CONTINUING A TOTAL DISTANCE OF 1735.84' TO THE PLACE OF BEGINNING AND CONTAINING 10 ACRES OF LAND, MORE OR LESS.

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[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

POSTED

FEB 27 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

TS#: 18-20883

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/13/2009, SEAN R. DANIELS AND AMBER M. DANIELS, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ALLAN B. POLUSKY, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$148,410.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, which Deed of Trust is Recorded on 11/16/2009 as Volume 0924804, Book , Page , Loan Modification recorded on 1/25/2016 as Instrument No. 1600188 in Ellis County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 3, BLOCK 1 OF CIMARRON MEADOWS, PHASE TWO, AN ADDITION IN ELLIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDE 239 OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.

Commonly known as: 8210 TAMARRON DR, WAXAHACHIE, TX 75167

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 Michelle Schwartz, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Donna Stockman, Kathy Arrington 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 Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for J.P. Morgan Mortgage Acquisition Corp., which is the mortgagee of the Note and Deed of Trust or mortgage and 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee.



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Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **5/5/2020** at **1:00 PM**, or no later than three (3) hours after such time, in Ellis County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place 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: **THE SOUTHEAST PORCH OF THE COURTHOUSE**

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, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

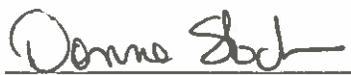
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

WITNESS, my hand this 2/26/2020



By: Substitute Trustee(s)

Michelle Schwartz, Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Donna Stockman, Kathy Arrington

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

SCANNED POSTED

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MAR 05 2020

Our File No. 20-00818

COUNTY CLERK
ELLIS COUNTY, TEXAS

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF ELLIS

Deed of Trust Date:
AUGUST 29, 2016

Property address:
408 VALLEY RIDGE DR
RED OAK, TX 75154

Grantor(s)/Mortgagor(s):
MARVIN FANTROY, AN UNMARRIED MAN AND
LYNNTECIA SCRUGGS, AN UNMARRIED WOMAN

LEGAL DESCRIPTION: LOT 5, BLOCK H, FOX
HOLLOW ESTATE EAST, PHASE TWO, AN ADDITION
TO THE CITY OF RED OAK, ELLIS COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN
CABINET H, SLIDE 312, PLAT RECORDS OF ELLIS
COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS BENEFICIARY, AS NOMINEE FOR DHI
MORTGAGE COMPANY LTD, its successors and assigns

Earliest Time Sale Will Begin: 1:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: MAY 5, 2020

Property County: ELLIS

Original Trustee: RANDALL C PRESENT

Recorded on: SEPTEMBER 15, 2016
As Clerk's File No.: 1625397

Substitute Trustee: MARINOSCI LAW GROUP P.C.,
MICHELLE SCHWARTZ, TIM LEWIS, RUSSELL
STOCKMAN, BRENDA WIGGS, DENISE BOERNER,
JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS,
DONNA STOCKMAN, KATHY ARRINGTON

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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.

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP P.C., MICHELLE SCHWARTZ, TIM LEWIS, RUSSELL STOCKMAN, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, KATHY ARRINGTON, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, MAY 5, 2020 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter. 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 be conducted at the County Courthouse as designated by the Commissioners' Court, of said 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 was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND, 3/3/2020

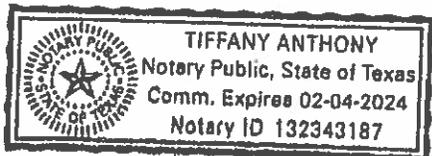
MARINOSCI LAW GROUP, PC

By: 
RENEE REYNA
MANAGING PARALEGAL

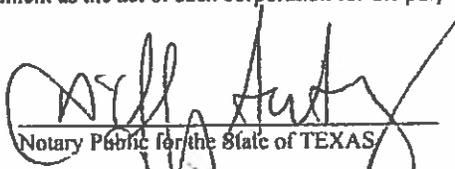
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, TIFFANY ANTHONY, the undersigned officer, on this, the 3rd day of MARCH, 2020, personally appeared RENEE REYNA, a known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 20-00818


Notary Public for the State of TEXAS

My Commission Expires: 02/04/2024

TIFFANY ANTHONY
Printed Name and Notary Public

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

00092

NOTICE OF SUBSTITUTE TRUSTEE SALE

MAR 05 2020

Deed of Trust Date:
8/18/2000

Grantor(s)/Mortgagor(s):
KAREN L. PERSON, A SINGLE WOMAN
COUNTY CLERK
ELLIS COUNTY, TEXAS

Original Beneficiary/Mortgagee:
MORTGAGE FACTORY INC. DBA MORTGAGES
DIRECT, A TEXAS CORPORATION

Current Beneficiary/Mortgagee:
Government Loan Securitization Trust 2011-FV1,
U.S. Bank Trust National Association, not in its
individual capacity but solely as Delaware trustee
and U.S. Bank National Association, not in its
individual capacity but solely as Co-Trustee

Recorded in:
Volume: 1722
Page: 1285
Instrument No: 0019338

Property County:
ELLIS

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
8742 Lucent Blvd Suite 300,
Highlands Ranch, CO 80129-2302

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 18 IN BLOCK "B" OF HOLLYWOOD ADDITION, PHASE ONE , AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET B, SLIDE 54, PLAT RECORDS, ELLIS COUNTY, TEXAS

Date of Sale: 5/5/2020

Earliest Time Sale Will Begin: 10 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



Terry Waters, Logan Thomas, Bob Dickerson, Ashlee Luna, Aaron Parker, Douglas Rodgers, Bruce Miller, Travis Kaddatz, Shawn Schiller, Aurora Campos, Cary Corenblum, Matthew Hansen, Michelle Schwartz, Tim Lewis, Russell Stockman, Jack Backman, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Denise Boerner, Kathy Arrington or Jack Beckman 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

service to the sender of this notice immediately.

A

MH File Number: TX-20-77333-POS
Loan Type: FHA

NOTICE OF ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: 10/23/2009
 Grantor(s): COREY LEE COX AND ROSEMAY COX
 Original Mortgagee: JPMORGAN CHASE BANK, N.A.
 Original Principal: \$107,025.00
 Recording Information: Book 02478 Page 1417 Instrument 0923374
 Property County: Ellis
 Property: (See Attached Exhibit "A")
 Reported Address: 1402 MEADOW COURT, MIDLOTHIAN, TX 76065

POSTED

MAR 06 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS**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 May, 2020
 Time of Sale: 10:00 AM 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.

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, Bruce Miller, Travis Kaddatz, Craig Muirhead, Clay Golden, Wendy Lambert, David Ray, Shawn Schiller, Cary Corenblum, Joshua Sanders, Matthew Hansen, Michael Burns, Bradley Conway, Tori Jones, 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, Bruce Miller, Travis Kaddatz, Craig Muirhead, Clay Golden, Wendy Lambert, David Ray, Shawn Schiller, Cary Corenblum, Joshua Sanders, Matthew Hansen, Michael Burns, Bradley Conway, Tori Jones, 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.

Substitute Trustee(s): Logan Thomas, Bob Dickerson, Phillip Pierceall, Aaron Parker, Douglas Rodgers, Terry Waters, Bruce Miller, Travis Kaddatz, Craig Muirhead, Clay Golden, Wendy Lambert, David Ray, Shawn Schiller, Cary Corenblum, Joshua Sanders, Matthew Hansen, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
 Bonial & Associates, P.C.
 14841 Dallas Parkway, Suite 425, Dallas, TX 75254
 AS ATTORNEY FOR THE HEREIN
 IDENTIFIED MORTGAGEE AND/OR
 MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Ellis County Clerk and caused it to be posted at the location directed by the Ellis County Commissioners Court.

By: _____

Exhibit "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING KNOWN AND DESIGNATED AS LOT 12, BLOCK 9, RIDGEVIEW ADDITION, UNIT 4, PHASE 1, AN ADDITION TO THE CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 763, PLAT RECORDS, ELLIS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

NOTICE OF ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: 06/30/2017
Grantor(s): CRYSTAL THOMPSON, A SINGLE WOMAN AND ANDRE AYERS, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AFFILIATED BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$285,424.00
Recording Information: Instrument 1718762
Property County: Ellis
Property: (See Attached Exhibit "A")
Reported Address: 3022 COURTNEY LANE, GLENN HEIGHTS, TX 75154

POSTED

MAR 12 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation
Current Beneficiary: Freedom Mortgage Corporation
Mortgage Servicer Address: 907 Mt. Pleasant Valley, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of May, 2020
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.

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 Terry Waters, Logan Thomas, Bob Dickerson, Ashlee Luna, Aaron Parker, Douglas Rodgers, Bruce Miller, Travis Kaddatz, Shawn Schiller, Aurora Campos, Cary Corenblum, Matthew Hansen, Michelle Schwartz, Tim Lewis, Russell Stockman, Jack Backman, Michael Burns, Bradley Conway, Tori Jones, 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. Terry Waters, Logan Thomas, Bob Dickerson, Ashlee Luna, Aaron Parker, Douglas Rodgers, Bruce Miller, Travis Kaddatz, Shawn Schiller, Aurora Campos, Cary Corenblum, Matthew Hansen, Michelle Schwartz, Tim Lewis, Russell Stockman, Jack Backman, Michael Burns, Bradley Conway, Tori Jones, 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.

A

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.

Substitute Trustee(s): Terry Waters, Logan Thomas, Bob Dickerson, Ashlee Luna, Aaron Parker, Douglas Rodgers, Bruce Miller, Travis Kaddatz, Shawn Schiller, Aurora Campos, Cary Corenblum, Matthew Hansen, Michelle Schwartz, Tim Lewis, Russell Stockman, Jack Backman, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Ellis County Clerk and caused it to be posted at the location directed by the Ellis County Commissioners Court.

By: _____

Exhibit "A"

LOT 27, IN BLOCK C, 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.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

SCANNED
00107
POSTED
MAR 16 2020
COUNTY CLERK
ELLIS COUNTY, TEXAS

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JAMES C. RYNO AND DEBRA M. RYNO, HUSBAND AND WIFE delivered that one certain Deed of Trust dated APRIL 30, 2018, which is recorded in INSTRUMENT NO. 1812564 of the real property records of ELLIS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$335,769.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, MAY 5, 2020, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 14, BLOCK 16, OF LAWSON FARMS ADDITION, PHASE 2A, AN ADDITION TO THE CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET I, SLIDE 745, OF THE PLAT RECORDS, ELLIS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of ELLIS County, Texas, for such sales (OR AT SOUTHEAST PORCH AT FRONT ENTRANCE).

NOTICE IS FURTHER GIVEN that the address of RUSHMORE LOAN MANAGEMENT SERVICES, the Mortgagee or Mortgage Servicer, is 15480 LAGUNA CANYON RD, STE. 100, IRVINE, CA 92618-2132. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: MARCH 16, 2020.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR MICHELLE SCHWARTZ OR TIM LEWIS OR RUSSELL STOCKMAN OR BRENDA WIGGS OR DENISE BOERNER OR JACK BECKMAN OR DAVID STOCKMAN OR GUY WIGGS OR DONNA STOCKMAN OR KATHY ARRINGTON

FILE NO.: GMG-2000
PROPERTY: 3201 SOUTHSORE COURT
MIDLOTHIAN, TEXAS 76085

JAMES C. RYNO

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

MAR 17 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF FORECLOSURE 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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: Being all that certain lot, tract or parcel of land situated in the R.A. Davis Survey, Abstract No. 316, Ellis County, Texas, and being the same tract of land conveyed to Alvis Shirley by deed recorded in Volume 743, Page 563 of the Deed Records of Ellis County, Texas, (DIRECT), and being more particularly described as follows:

Beginning at a railroad spike set in Lowrance Road (a county road) for the northwest corner of this tract, being same for said Shirley Tract, said spike being the southwest corner of a called one acre tract of land conveyed to Terry Nicholson by deed recorded in Volume 626, Page 661, DIRECT, said spike bears South 00 degrees 48 minutes 00 seconds East, a distance of 167.70 feet from the intersection of the centerline of Lowrance Road with the centerline of Pierce Road;

Thence East (Deed - Same bearing, 258.63 feet) along the north line of this tract, and same for said Shirley Tract, and along the south line of said Nicholson Tract, passing at 30.00 feet a 1/2 inch steel rod set for witness, in all, a distance of 258.44 feet to a 1/2 inch steel rod set for the northeast corner of this tract, being same for said Shirley Tract, said steel rod lies in the west line of a tract of land conveyed to James Copeland by deed recorded in Volume 629, Page 662, DIRECT;

Thence South (Deed - Same Bearing, Same Distance), along the east line of said Copeland Tract, and same for said Shirley Tract, and along the west line of said Copeland Tract, a distance of 140.67 feet to a 1/2 inch steel rod found for the southeast corner of this tract, being same for said Shirley Tract, said steel rod being the northeast corner of a called 1.195 acre tract of land conveyed by deed recorded in Volume 831, Page 385, DIRECT;

Thence South 89 degrees 52 minutes 00 seconds West (Deed - Same bearing, 256.66 feet), along the south line of this tract, and same for said Shirley Tract, and along the north line of said 1.195 acre tract, passing at 226.46 feet a 1/2 inch steel rod set for witness, in all a distance of 256.46 feet to a railroad spike set for the southwest corner of this tract, being same for said Shirley Tract, said steel rod being the northwest corner of said 1.195 acre tract;

Thence North 00 degrees 48 minutes 00 seconds West (Deed - Record Reference Bearing, 141.30 feet), along the west line of this tract, and same for said Shirley Tract, and also along said road, a distance of 141.28 feet to the Point of Beginning and containing approximately 0.8332 acres of land, more or less

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/07/2004 and recorded in Document 0418318 real property records of Ellis County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 05/05/2020

Time: 01:00 PM

Place: Ellis County, Texas at the following location: THE SOUTH PORCH OF THE COURTHOUSE OF ELLIS COUNTY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

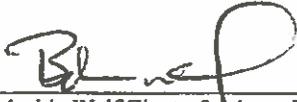
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by EDELMIRO G. SOLIS AND DEBBIE SOLIS, provides that it secures the payment of the indebtedness in the original principal amount of \$116,788.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, CARL NIENDORFF, MICHAEL W. ZIENTZ, WES WEBB OR ERICA HALL, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



TIM LEWIS, BRENDA WIGGS, DENISE BOERNER,
JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS,
DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY
ARRINGTON, CARL NIENDORFF, MICHAEL W.
ZIENTZ, WES WEBB OR ERICA HALL
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Ellis County Clerk and caused it to be posted at the location directed by the Ellis County Commissioners Court.

00111

TS No.: 2020-00399-TX
18-001198-673

POSTED

MAR 17 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

SCANNED

Notice of [Substitute] Trustee 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.

1. Date, Time and Place of Sale.

Date: 05/05/2020

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: THE SOUTH PORCH OF THE COURTHOUSE OF ELLIS COUNTY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 160 CASTLE RIDGE DRIVE, RED OAK , TX 75154

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/02/2006 and recorded 02/14/2006 in Book VOL 02195 Page 2419 Document 0604461 , real property records of Ellis County, Texas, with **Steven Prowell, an Unmarried Man** grantor(s) and GREENPOINT MORTGAGE FUNDING, INC. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, CARL NIENDORFF, MICHAEL W. ZIENTZ, WES WEBB OR ERICA HALL, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Steven Prowell, an Unmarried Man**, securing the payment of the indebtedness in the original principal amount of \$121,500.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2006-7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-7** is the current mortgage of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

BEING LOT 15 AT CASTLE RIDGE, PHASE 2, AN ADDITION IN ELLIS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP THEREOF RECORDED IN CABINET C, SLIDE 684, PLAT RECORDS, ELLIS COUNTY, TEXAS.

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

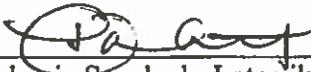
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: 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.

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.

Date: March 12, 2020



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, CARL NIENDORFF, MICHAEL W. ZIENTZ, WES WEBB OR ERICA HALL - Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Ellis County Clerk and caused it to be posted at the location directed by the Ellis County Commissioners Court.

SCANNED

00112

POSTED

MAR 18 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Terry Waters, Logan Thomas, Bob Dickerson, Ashlee
Luna, Aaron Parker, Douglas Rodgers, Bruce Miller,
Travis Kaddatz, Shawn Schiller, Aurora Campos, Cary
Corenblum, Matthew Hansen, Michelle Schwartz, Tim
Lewis, Russell Stockman, Jack Backman, Vanessa
McHaney

c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

15L 71223

TS No TX07000069-20-1

APN 140657

TO No 200069842-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on December 8, 2017, **ANGELLA D. CLARKE AND ERROL R. PRINCE**, WIFE AND HUSBAND as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of **ALLAN B. POLUNSKY** as Trustee, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, as Beneficiary, as nominee for **HOMEBRIDGE FINANCIAL SERVICES, INC.**, 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 \$303,403.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on December 12, 2017 as Document No. 1735669 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 140657

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 **Terry Waters, Logan Thomas, Bob Dickerson, Ashlee Luna, Aaron Parker, Douglas Rodgers, Bruce Miller, Travis Kaddatz, Shawn Schiller, Aurora Campos, Cary Corenblum, Matthew Hansen, Michelle Schwartz, Tim Lewis, Russell Stockman, Jack Backman, 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 **Lakeview Loan Servicing, LLC**, 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.

A

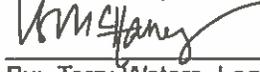
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 5, 2020 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Ellis County, 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, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC'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 Lakeview Loan Servicing, LLC'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 17 day of March, 2020.



By: Terry Waters, Logan Thomas, Bob Dickerson, Ashlee Luna, Aaron Parker, Douglas Rodgers, Bruce Miller, Travis Kaddatz, Shawn Schiller, Aurora Campos, Cary Corenblum, Matthew Hansen, Michelle Schwartz, Tim Lewis, Russell Stockman, Jack Backman, 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 TX07000069-20-1

APN 140657

TO No 200069842-TX-RWI

EXHIBIT "A"

BEING LOT 18, IN BLOCK F, OF LA VISTA ESTATES, PHASE THREE, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET G, SLIDE 13, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.

00113

SCANNED

POSTED

MAR 18 2020

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

COUNTY CLERK
ELLIS COUNTY, TEXAS

ELLIS County

Deed of Trust Dated: May 21, 2015

Amount: \$122,317.00

Grantor(s): TRACY SERVOSS

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Current Mortgagee: GUILD MORTGAGE COMPANY

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

Recording Information: Document No. 1511508

Legal Description: LOT 23, BLOCK 2, PRESTON HOLLOW ADDITION, SECTION NO. 1, REVISED, AN ADDITION TO THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE(S) 385, OF THE MAP AND/OR PLAT RECORDS OF ELLIS COUNTY, TEXAS.

Date of Sale: May 5, 2020 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.

LOGAN THOMAS OR BOB DICKERSON, ASHLEE LUNA, BRUCE MILLER, AARON PARKER, DOUGLAS RODGERS, TERRY WATERS, SHAWN SCHILLER, TRAVIS KADDATZ, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, MICHELLE SCHWARTZ, DENISE BOERNER, JACK BECKMAN, CARY CORENBLUM, MATTHEW HANSEN, AURORA CAMPOS, JACK BACKMAN 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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-000432



c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

00116

SCANNED

POSTED

APR 02 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: March 30, 2020

Substitute Trustee: Lowell Olsen Dunn

Lender/Holder: Ennis State Bank

Note: Promissory Note, dated February 28, 2012, in the original principal sum of \$100,276.59, executed by Jose Antonio Jimenez and payable to the order of Ennis State Bank.

Deed of Trust

Date: March 30, 2020

Grantor: Jose Antonio Jimenez

Lender: Ennis State Bank

Recording Information: Volume 2614, Page 1696, Official Records of Ellis County, Texas.

Property: All that certain lot, tract or parcel of land situated in the City of Ennis, Ellis County, Texas, and being Lots 1, 2, and 3, Subdivision I, Division III of the Original City of Ennis as recorded in Volume 1, Page 151, now known as Cabinet A, Slide 198 of the Map Records of Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner at an iron rod found at the intersection of the northerly line of East Tyler Street and the easterly line of North Kaufman Street (as widened);

THENCE N 30°00' W along the easterly line of North Kaufman Street a distance of 150.0 feet to a point for corner at an iron rod found;

THENCE N 60°00' E along the northerly line of said Lot 3 a distance of 125.0 feet to a point for corner at an iron rod found in the westerly line of an alley;

THENCE S 30°00' E along the westerly line of said alley a distance of 150.0 feet to a point for corner at an iron rod found in the northerly line of East Tyler Street;

THENCE S 60°00' W along the northerly line of East Tyler Street a distance of 125.0 feet to the PLACE OF BEGINNING.

County: Ellis

Date of Sale of Property (first Tuesday of month): May 5, 2020.

Time of Sale: 10:00 a.m.

Place of Sale: The Southeast porch of the Historic County Courthouse, 101 West Main Street, Waxahachie, Ellis County, 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.

Lender/Holder has appointed Lowell Olsen Dunn as Substitute Trustee under the Deed of Trust. Lender/Holder 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." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Lowell Olsen Dunn, *Substitute Trustee*

Notice of Trustee's Sale

POSTED

APR 08 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

Date: **April 7, 2020**
 Trustee: **Lee J. Schmitt**
 Mortgagee: **Nextlots Now LLC, a Texas Limited Liability Company**
 Note: **June 22, 2015, Principal Amount \$10,400.00**

Deed of Trust

Date: **June 22, 2015**
 Grantor: **Marion Womack**
Catherine Womack
 Mortgagee: **Nextlots Now LLC, a Texas Limited Liability Company**

Recording information:

Property: Being All That Certain Lot 12 In Subdivision 1, Division 7 Of Turners Addition To The City Of Ennis, Texas, And Being More Particularly Described In That Certain Deed Of Record In Volume 450, Page 540 Of The Deed Records Of Ellis County, Texas. GEO 158779

(Address: 1208 N. Kaufman Street Ennis, Ellis County Texas 75119)

County: **Ellis County**
 Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**
 Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**
 Date of Sale (first Tuesday of month): **May 5, 2020**
 Time of Sale: **10:00 am**
 Place of Sale: **Ellis County Courthouse**

Lee J. Schmitt is Trustee under the Deed of Trust/ Nextlots Now LLC, a Texas Limited Liability Company has appointed **Lee J. Schmitt** as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the **May 5, 2020**, Trustee will offer the Property for sale at public auction at the **Ellis County Courthouse, Waxahachie, Texas**, 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 earliest time the sale will occur is the 10:00 AM, and sale will be conducted no later than three hours thereafter.

Lee J. Schmitt, Trustee

00118

PUBLIC RECORD
KRISTAL VALDEZ
ELLIS COUNTY CLERKNOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

SCANNED

1. Property To Be Sold. The property to be sold is described as follows:

LOT 4, BLOCK 9 OF THE ROSEBUD, SECTION TWO, AN ADDITION TO THE CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 48, PLAT RECORDS, ELLIS COUNTY, TEXAS.
2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: May 5, 2020

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: ELLIS County Courthouse in Waxahachie, Texas at the southeast porch of the Ellis County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.
3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.
4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.
5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by James Noel Stewart a/k/a James N. Stewart and Joannie Tyler Stewart a/ka/ Joanna Veronica Stewart a/k/a Joanna V. Stewart (Pro Forma) ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated August 31, 2007 and executed by Debtor in the Original Principal Amount of \$221,809.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust N.A., as Trustee of Bungalow Series F Trust, 7505 Irvine Center Drive, Suite 200, Irvine, CA 92620. The Deed of Trust is dated August 31, 2007, designating Peter F. Makowiecki as the Original Trustee and is recorded in the office of the County Clerk of ELLIS County, Texas, under Instrument No. 0727075, Volume 02338, Page 613, of the Real Property Records of ELLIS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, BSI Financial Services, 7505 Irvine Center Drive, Suite 200, Irvine, CA 92620.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.**

DATED APR 13 2020



David Garvin, Michelle Schwartz, Kelly Goddard,
Richard E. Anderson, Ray Vela, or Cesar DeLaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

POSTED

APR 14 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

Notice of Trustee's Sale

Date: April 13, 2020
Substitute Trustee: **Glynn Lowrie**
1015 Ferris Ave., Waxahachie, Texas 75165
Lender: **LADD VIEN**

Note: A certain promissory note executed by **Yadira Calderon**, dated March 1, 2016, in the original principal amount of \$27,000.00, or as thereafter modified, bearing interest as therein specified, payable to Ladd Vien, and containing an attorney's fee clause, with interest and principal being payable as therein specified.
Deed of Trust: Date: August 15, 2018

Grantor: **Yadira Calderon**

Lender: **LADD VIEN**

Recording information: Deed of Trust dated August 15, 2018

Property (including any improvements): All that certain lot, tract or parcel of land being **LOT 21, of Red Oak Club Estates, Unit 1, an addition to City of Red Oak, Ellis County, Texas, according to the Map thereof recorded in Cabinet A, Slide 515, of Flat Records, of Ellis County, Texas. Tax id 170077.**

County: Ellis County
Date of Sale (first Tuesday of month): May 5, 2020
Time of Sale: between 10:00 a.m. and 1:00 p.m.

Place of Sale: Ellis County Courthouse in the location designated by the Ellis County Commissioners.

Lender has appointed Glynn Lowrie as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

The Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Glynn Lowrie, Trustee

(Acknowledgment)

STATE OF TEXAS
COUNTY OF ELLIS

This instrument was acknowledged before me on the 13 day of April, 2020 by Glynn Lowrie


Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:
Ladd Vien
1015 Ferris Ave.,
Waxahachie, Texas 75165

