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COUNTY CLERK MEMO  
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MAY 28 2020

COUNTY CLERK  
ELLIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ELLIS County  
Deed of Trust Dated: April 5, 2002  
Amount: \$76,500.00  
Grantor(s): **GEORGE WILLIAMS**

Original Mortgagee: REALTY MORTGAGE CORPORATION  
Current Mortgagee: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE  
FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-2  
Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City,  
UT 84119

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

Recording Information: Document No. 0210580

Legal Description: SEE EXHIBIT "A"

Date of Sale: July 7, 2020 between the hours of 10:00 AM and 1:00 PM.  
Earliest Time Sale Will Begin: 10:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the 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: 2019-007305

  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

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## EXHIBIT A

**BEING a part of the David Moore Survey, Abstract 1138, Ellis County, Texas, and a part of the tract described in deed from C.C. Green, et ux, to G.E. Mosley, et ux, recorded in Volume 812, Page 872, Deed Records, Ellis County, Texas, and being more particularly described by its walls and boards as follows;**

**BEGINNING at a 3/8 inch steel rod found on the northern line of Sardin Road (Old U.S. Highway 287), at the southeast corner of the tract described in deed from David C. Williams to Edwin Mosley Williams recorded in Volume 787, Page 34 of said Deed Records;**

**THENCE N 32° 47' 00" W, (also N 69° 30' W) with the common line of said Sardin Road and Mosley tract, 781.85 feet to a 1/2 inch steel rod set at the northeast corner of Tract One described in deed from James Moore, Trustee to David Carl Green, et ux, recorded in Volume 784, Page 284, Official Public Records, Ellis County, Texas, and the southeast corner of said Mosley tract;**

**THENCE N 20° 03' 03" E, (also N 20° E) with the common line of said Mosley and Green tracts, 62.08 feet to a 1/2 inch steel set;**

**THENCE S 69° 53' 27" E, 160.16 feet to a 1/2 inch steel rod set on the northwest line of said Williams tract;**

**THENCE S 27° 34' 29" W, with the northwest line of said Williams tract, 58.04 feet to the point of beginning and containing approximately 0.229 acres of land.**

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POSTED

JUN 11 2020

SCANNED

Notice of Substitute Trustee's Sale

COUNTY CLERK  
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.**

Notice is hereby given that, subject to the terms and conditions set forth in this Notice, a public sale, at auction, of the Property (as that term is defined and described below) will be held at the date, time and place set forth in this Notice.

1. *Property to Be Sold.* The Property to be sold, including improvements (collectively, the "Property"), is described as follows:

Legal Description of the Property:

Lot 6, Block 3, of Country South Addition Phase 3, an addition to the City of Midlothian, Ellis County, Texas according to the map thereof recorded in Cabinet H, Slide 325, of the Plat Records, of Ellis County, Texas, ratified in Volume 2530, Page 1252, Official Public Records, Ellis County, Texas

Mailing Address of the Property:

5871 Kolter Ln.  
Midlothian, Texas 76065-6076

2. *Security Document Creating Lien That Is The Subject of Sale.*

Deed of Trust dated February 27, 2014, executed by Michael Brent Kitchens, as Manager of BCCG Investments, LLC for the benefit of First Financial Bank, N.A. (the "Beneficiary"), and filed in the Official Public Records of Ellis County, Texas as Instrument No. 1404067, Volume 02751, Page 2212 (the "Deed of Trust").

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

Date: July 7, 2020

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: Southeast porch of the Ellis County Courthouse or at such other place as designated by the Commissioner's Court of Ellis County, Texas for foreclosure sales pursuant to the Texas Property Code.

The Beneficiary reserves the right to postpone, withdraw, or reschedule the sale for another day. In the event that the sale is postponed or rescheduled, notice of the date of any rescheduled Substitute Trustee's Sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to permitting the Beneficiary to have its bid(s) credited to the amounts owing under the terms of the Note (as hereafter described) that is secured by the Deed of Trust.

Those desiring to purchase the Property will need to demonstrate their immediate ability to pay by cash (which may be by cashier's check) at the time that the Property is sold.

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 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. The sale shall not cover any part of the Property that has been released of public record from the lien 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 the Deed of Trust, the Beneficiary has the right to direct the Trustee or Substitute 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" 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 nature and physical condition of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the undersigned, as Substitute Trustee, reserves the right to set reasonable conditions (in addition to the conditions set forth herein) 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 Substitute Trustee.

5. *Type of Sale.* The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by court order and the Deed of Trust.

6. *Obligations Secured.* The Deed of Trust dated February 27, 2014 provides that it secures the payment of the indebtedness and obligations therein described including, including but not

limited to the Note in the original principal amount of \$247,500.00 and payable to the order of First Financial Bank, N.A., which are the current owners and holders of the afore-mentioned Note and Deed of Trust and are the Beneficiary identified therein.

7. *Trustee/Substitute Trustee.* The undersigned has been appointed by the Beneficiary as Substitute Trustee under the terms of the Deed of Trust and may be referred to herein as either the "Trustee" or "Substitute Trustee".

8. *Default and Request to Act.* Default has occurred in the payment of indebtedness due under the afore-mentioned Note that is secured by the Deed of Trust. As a result, all of the unpaid balance of principal and accrued interest upon, the Note is now due and payable, along with all costs and expenses (including attorney's fees) that have been incurred by the Beneficiary and that are secured by the Deed of Trust. The Beneficiary has requested the Substitute Trustee under the Deed of Trust, to conduct this sale, the proceeds of such sale to be applied in accordance with the terms of the Deed of Trust. Notice is hereby given that before the sale, the Beneficiary may appoint another person substitute trustee to conduct the sale.

THEREFORE, at the date, time and place set forth above, the undersigned, as Substitute Trustee, will sell the Property (including any improvements) at public auction to the highest bidder for cash (subject to the right of the Beneficiary to have its bid(s) credited to the amounts due under the Note) pursuant to the terms of the Deed of Trust and applicable law.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, First Financial Bank, N.A.-April Collum (325) 627-7544.

Dated: June 4, 2020



\_\_\_\_\_  
Jessica Haile or Brandon Knighton, Substitute Trustee

McMahon Surovik Suttle, P.C.  
400 Pine Street, Suite 800  
Abilene, Texas 79601  
325-676-9183 - Telephone  
325-676-8836 - Facsimile  
[jhaile@mcmahonlawtx.com](mailto:jhaile@mcmahonlawtx.com)  
[bknighton@mss.law](mailto:bknighton@mss.law)

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SCANNED

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** JUNE 12, 2020

**NOTE:** Note, as renewed, modified, or extended, described as follows:

**Date:** March 19, 2014  
**Maker:** Audrey Reed  
**Payee:** Bank of America, N.A.  
**Original Principal Amount:** \$237,660.00

**DEED OF TRUST:** Deed of Trust described as follows:

**Date:** March 19, 2014  
**Grantor:** Audrey Reed  
**Trustee:** Recontrust Company, NA  
**Beneficiary:** Bank of America, N.A.  
**Recorded:** Document No. 1406683 Real Property Records, ELLIS County, Texas

**LENDER:** Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust V-C

**BORROWER:** Audrey Reed

**PROPERTY:** The real property described as follows:

Commonly known as: 438 JOHNSON LN, OVILLA, TEXAS 75154

Legally described as: ALL THAT PARCEL OF LAND IN ELLIS COUNTY, STATE OF TEXAS, AS MORE FULLY DESCRIBED IN DEED INST # 000527234, BEING KNOWN AND DESIGNATED AS:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE N.S. BILLINGSLEY SURVEY, ABSTRACT NO. 79, ELLIS COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO JOSEPH DONALD ZADWICK AND WIFE, SUZANNE ZADWICK BY DEED RECORDED IN

VOLUME 671, PAGE 148, DEED RECORDS, ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND FOR CORNER IN THE CENTER OF JOHNSON LANE THAT IS THE NORTHEAST CORNER OF SAID ZADWICK TRACT;

THENCE EAST ALONG THE CENTER OF JOHNSON LANE A DISTANCE OF 258.7 FEET TO A NAIL FOUND FOR TILE NORTHEAST CORNER OF THE ZADWICK TRACT;

THENCE SOUTH AND PASSING A 1/2" IRON ROD FOUND AT 25.0 FEET AND CONTINUING A TOTAL DISTANCE OF 841.7 FEET TO A 1/2" IRON ROD FOUND FOR SOUTHEAST CORNER OF THE ZADWICK TRACT;

THENCE WEST A DISTANCE OF 258.7 FEET TO A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE ZADWICK TRACT;

THENCE NORTH AND PASSING A 1/2" IRON ROD FOUND AT 816.7 FEET AND CONTINUING A TOTAL DISTANCE OF 841.7 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.0 ACRES OF LAND OF WHICH 0.15 ACRES LIES WITHIN JOHNSON LANE LEAVING A NET AREA OF 4.85 ACRES AND ALSO BEING LOCALLY KNOWN AS 438 JOHNSON LANE.

COMMONLY KNOWN AS 438 JOHNSON LN., OVILLA, ELLIS, TX-75154, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** KELLY GODDARD, DAVID GARVIN, MICHELLE SCHWARTZ

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700  
Dallas, Texas 75231

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

JULY 7, 2020, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In ELLIS County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is

designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

**RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

EXECUTED effective as of JUNE 12, 2020.

SUBSTITUTE TRUSTEE

Sign: 

Print: Kelly Goddard



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SCANNED

POSTED

JUN 15 2020

COUNTY CLERK  
ELLIS COUNTY, TEXAS

Notice of Trustee's Sale

Date: June 15, 2020

Substitute Trustee: **Glynn Lowrie**  
1015 Ferris Ave., Waxahachie, Texas 75165

Lender: **LADD VIEN**

Note: A certain promissory note executed by **Martin O. Ochoa & Elida Zamora Rodriguez** dated April 20, 2016, in the original principal amount of \$25,500.00, 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.

Grantor: **Martin O. Ochoa & Elida Zamora Rodriguez**

Lender: **LADD VIEN**

Recording information: Deed of Trust dated April 20, 2016 Instrument # 1611154

Collateral: Property (including any improvements): Lots 7,8,9,10,11,12, and part of Lot 6 & 13, Block D, Price Addition, said addition being located in the City of Italy, Ellis County, Texas, according to the map or plat thereof recorded in Volume 135, Page 455, Deed Records of Ellis County, Texas. Tax id 164985.

County: Ellis County

Date of Sale (first Tuesday of month): July 7, 2020

Time of Sale: between 1:00 P.M and 4:00 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.

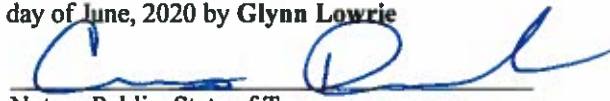
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
Glynn Lowrie, Trustee

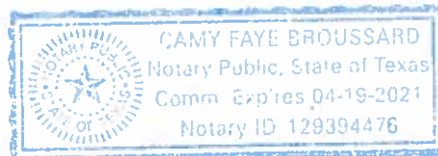
**(Acknowledgment)**

STATE OF TEXAS  
COUNTY OF ELLIS

This instrument was acknowledged before me on the 15 day of June, 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



00139

SCANNED

POSTED  
JUN 15 2020  
COUNTY CLERK  
ELLIS COUNTY, TEXAS

**Notice of Foreclosure Sale**

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

**SEE ATTACHED EXHIBIT "A"**

Commonly known as: 405 Brown St. Waxahachie, Texas 75165

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the DEED OF TRUST dated May 3, 2019 and recorded as Document Number 1912463 in the real property records of ELLIS County, Texas, executed by Legend III Builders, LLC and any modification or extensions of said Deed of Trust.

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

Date: July 7, 2020

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter.  
The sale will be completed by no later than 1:00 p.m.

Place: ELLIS County Courthouse in Waxahachie, Texas, at the following location:  
PLACE DESIGNATED BY THE COMMISSIONERS COURT

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *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.

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. The sale shall not cover any part of the property that has been released of public record from the lien 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 the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition 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.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed Legend III Builders, LLC.

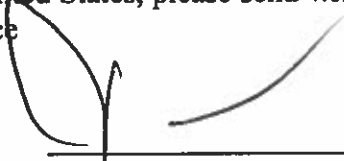
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by Legend III Builders, LLC, and payable to the order of Cedona Ventures, LLC and Equity Trust Company Custodian FBO Ronald K. Ballard IRA Account. Cedona Ventures, LLC and Equity Trust Company Custodian FBO Ronald K. Ballard IRA Account are the current owners and holders of the Obligations and are the beneficiaries under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary at Cedona Ventures, LLC and Equity Trust Company Custodian FBO Ronald K. Ballard IRA Account at 4121 McKinney Avenue #19 Ellis, Texas 75204.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as 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 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

Dated: June 8, 2020



---

David L. Pritchard, Substitute Trustee  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053  
Telephone (817) 285-8017  
Telecopier (817) 285-0224

# EXHIBIT "A"

Being all that certain lot, tract or parcel of land lying in Ellis County, Texas, and in the City of Waxahachie, and being a part of lot 1 on Block 125 of Phillips and Hawkins Official Map of said City, and being more fully described by metes and bounds as follows:

**BEGINNING** at a point in the west line of Brown St., said point being N 27° 30' E, 77.0 ft. from the intersection of the west line of said Brown St., and the North line of Ross St., said point also being on the east line of said Block;

Thence N. 27° 30' E. along the east line of said Block and the west line of Brown St., 46.75 ft to the point for corner;

Thence N 62° 30' W. parallel to Ross St. and the south line of said Block 117.5 ft. to a point for corner in an old fence and hedge;

Thence S 27° 30' W. parallel to Brown St. and the east line of said block, 46.75 ft. to a point for corner;

Thence S. 62° 30' E parallel to Ross St. and the South line of said Block, 117.5 ft. to the Place of Beginning

Commonly known as: 405 Brown St., Waxahachie, TX 75165;

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SCANNED

POSTED

JUN 16 2020

COUNTY CLERK  
ELLIS COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

Notice is hereby given that on **Tuesday, the 7<sup>th</sup> day of July, 2020**, the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the property described herein as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability because of any matter arising out of such sale. The earliest time the sale will begin is **10:00 o'clock, a.m.**, but the sale may begin not later than three (3) hours after that time. The sale will take place at the southeast porch of the Ellis County Courthouse, or, if the preceding area is no longer the area designated by the Ellis County Commissioner's Court, at the area most recently designated by the Ellis County Commissioner's Court.

**Date of Deed of Trust:** October 15, 2018

**Executed by:** **Maria Del Carmen Garcia Lizarde**, a single person, and Abigail Velazquez, a single person

**Original Trustee named in Deed of Trust:** James R. Pitts

**Original amount of Secured Indebtedness:** \$1,050,000.00

**Original Beneficiary named in Deed of Trust:** Yan Sun

**Current Mortgagee's Name and Address:** Yan Sun, 1605 Indigo Trail, Allen, TX 75002

**Property described in Deed of Trust:** Situated in Ellis County, Texas, and being described as follows:

BEING a tract of land situated in the W. Mitchell Survey, Abstract No. 688, and the E.D. Harrison Survey, Abstract No. 512, **Ellis County, Texas**, also being a tract of land conveyed to Sophie Sun Ranch Italy LP, according to the deed recorded in Volume 2816, Page 2287, Deed Records of Ellis County, Texas, (DRECT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of the herein described tract of land and an easterly corner of a tract of land conveyed to Saldena Properties LP, recorded in Volume 2274, Page 2153, DRECT, said iron rod also being in the northwest line of US Hwy 77 and at the beginning of a non-tangent curve to the right whose radius is 904.93 feet and whose chord bears S 16°34'08" W, 620.12 feet (Deed- S 16°33'30" W, 620.00 feet);

THENCE in a southwesterly direction with the east line of the herein described tract of land and the said northwest line of US Hwy 77, also with the said non-tangent curve to the right, an arc distance of 632.94 feet to a point for an easterly corner of the herein described tract of land;

THENCE S 37°09'28" W, with the southeast line of the herein described tract of land and the said northwest line of US Hwy 77, a distance of 657.16 feet to a point for a southeasterly corner of the herein described tract of land;

THENCE S 50°57'33" W, with the southeast line of the herein described tract of land and the said northwest line of US Hwy 77, a distance of 102.25 feet to a point for a southeasterly corner of the herein described tract of land;

THENCE S 37°43'09" W, with the southeast line of the herein described tract of land and the said northwest line of US Hwy 77, a distance of 305.36 feet to a 1/2 inch iron rod found for a southerly corner of the herein described tract of land;



THENCE S 23°09'32" W, with the southeast line of the herein described tract of land and the said northwest line of US Hwy 77, a distance of 103.28 feet to a 1/2 inch iron rod found for a southerly corner of the herein described tract of land;

THENCE S 37°34'52" W, with the southeast line of the herein described tract of land and the said northwest line of US Hwy 77, a distance of 93.11 feet to a 1/2 inch iron rod found for a southerly corner of the herein described tract of land, said iron rod also being in the northeast line of a tract of land conveyed to Cipriana Tovar, recorded in Volume 556, Page 725, DRECT;

THENCE N 32°04'05" W, with an internal line of the herein described tract of land and the said northeast line of the Tovar tract, a distance of 211.84 feet to a point for an internal corner of the herein described tract of land and the north corner of the said Tovar tract;

THENCE S 43°27'58" W, with the south line of the herein described tract of land and the northwest line of the said Tovar tract, a distance of 146.30 feet to a point for a southerly corner of the herein described tract of land and the west corner of the said Tovar tract;

THENCE S 80°42'39" W, with the south line of the herein described tract of land, a distance of 449.80 feet to a point for a southwesterly corner of the herein described tract of land;

THENCE N 65°17'39" W, with the southwest line of the herein described tract of land, a distance of 319.68 feet to a point for a southwesterly corner of the herein described tract of land, said point also being in the northeast line of Dale Evans Drive;

THENCE N 23°52'32" W, with the southwest line of the herein described tract of land and the said northeast line of Dale Evans Drive, a distance of 426.82 feet to a 1/2 inch iron found for the west corner of the herein described tract of land and a southwesterly corner of the said Saladena tract;

THENCE N 62°33'53" E (Bearing Basis), with the northwest line of the herein described tract of land and a southeasterly line of the said Saladena tract, a distance of 2318.34 feet to the POINT OF BEGINNING and containing 33.693 acres (1,467,687 square feet) of land, more or less.

Said Deed of Trust is recorded as Instrument Number 201831723, Real Property Records of Ellis County, Texas. If the above description of the property conflicts with the description in said Deed of Trust, the description in the Deed of Trust will control.

**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.**

EXECUTED this 15<sup>th</sup> day of June, 2020.

*Michael V. Killough*

Michael V. Killough,  
Substitute Trustee  
10455 N Central Expy, Ste 109-201  
Dallas, TX 75231-2213  
214 324-3483