

151 HURST CIRCLE
FERRIS, TX 75125

SCANNED

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POSTED

DEC 29 2017

COUNTY CLERK
ELLIS COUNTY, TEXAS

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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: March 06, 2018

Time: The sale will begin at 10:00AM 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 December 06, 2011 and recorded in Document VOLUME 02610, PAGE 2002; AS AFFECTED BY VOLUME 02610, PAGE 1997; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 02816, PAGE 2163 real property records of ELLIS County, Texas, with ROSA CASTANEDA, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROSA CASTANEDA, securing the payment of the indebtednesses in the original principal amount of \$48,732.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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 Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

LARRY PETR, TIM LEWIS, RUSSELL STOCKMAN, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, MICHELLE SCHWARTZ, BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, DAREN SHUMWAY, PHILLIP PIERCEALL, ROBERT AGUILAR, WENDY LAMBERT, KENNY SHIREY, AARON PARKER, JOHN BEAZLEY, DOUG RODGERS, TERRY WATERS, TRAVIS KADDATZ, LOGAN THOMAS, KRISTOPHER HOLUB

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____



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ELLIS

EXHIBIT "A"

LOT 26, BLOCK 2, BATCHLER CREEK ESTATES, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 316, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.



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JAN 11 2013

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALECOUNTY CLERK
ELLIS COUNTY, TEXASDEED OF TRUST INFORMATION:

Date: 12/31/2014
 Grantor(s): PAMELA C MCCULLOUGH, A SINGLE WOMAN
 Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
 Original Principal: \$161,272.00
 Recording Information: Book 02810 Page 0378 Instrument 1500227
 Property County: Ellis
 Property: LOT 17, BLOCK F, OF QUAIL RUN ESTATES, PHASE THREE, AN ADDITION TO THE CITY OF RED OAK, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET H, SLIDE 309, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.
 Reported Address: 211 SUNRISE LANE, RED OAK, TX 75154

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association
 Mortgage Servicer: U.S. Bank National Association
 Current Beneficiary: U.S. Bank National Association
 Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of March, 2018
 Time of Sale: 1:00 PM or within three hours thereafter.
 Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE in Ellis County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Ellis County Commissioner's Court.
 Substitute Trustee(s): Bob Dickerson, Troy Robinett, Bruce Miller, Daren Shumway, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Doug Rodgers, Terry Waters, Jonathan Harrison, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act
 Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Bob Dickerson, Troy Robinett, Bruce Miller, Daren Shumway, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Doug Rodgers, Terry Waters, Jonathan Harrison, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. Bob Dickerson, Troy Robinett, Bruce Miller, Daren Shumway, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Doug Rodgers, Terry Waters, Jonathan Harrison, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C. f/k/a Buckley Madole, P.C.

POSTED

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SCANNED

JAN 17 2018

COUNTY CLERK
ELLIS COUNTY, TEXAS

746 E Ovilla Road, Red Oak, TX 75154

17-028085

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: 03/06/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Ellis County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/26/2012 and recorded in the real property records of Ellis County, TX and is recorded under Clerk's File/Instrument Number, with James P. Foster and Alison Foster (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Cendera Funding, Inc., a Texas Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by James P. Foster and Alison Foster, securing the payment of the indebtedness in the original amount of \$105,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, NA is the current mortgagee of the note and Deed of Trust or Contract Lien.


5. Property to be Sold. LOT 4, BLOCK 1 OF PRAIRIE VIEW ADDITION, AN ADDITION TO THE CITY OF RED OAK, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 4A, PLAT RECORDS, ELLIS COUNTY, TEXAS.



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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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Bank, NA, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715




SUBSTITUTE TRUSTEE
Tim Lewis, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz 1320 Greenway Drive, Suite 300 Irving, TX 75038 OR Bob Dickerson, Troy Robinett, Bruce Miller, Daren Shumway, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Doug Rodgers, Terry Waters, Jonathan Harrison, Ramiro Cuevas, Aurora Campos, Kristopher Holub whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Tarrant

Before me, the undersigned authority, on this day personally appeared Tim Lewis, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of January, 2018.





NOTARY PUBLIC in and for
Tarrant COUNTY
My commission expires: 7/6/2021
Print Name of Notary:
Alli Flores

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

POSTED

JAN 17 2018

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306 MYRTLE AVENUE
WAXAHACHIE, TX 75165

COUNTY CLERK
ELLIS COUNTY, TEXAS 0000006529069

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: March 06, 2018

Time: The sale will begin at 10:00AM 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 March 02, 2006 and recorded in Document VOLUME 02204, PAGE 2089 real property records of ELLIS County, Texas, with LAINIE JACKSON AKA LAINIE LORD AND JUSTIN JACKSON, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LAINIE JACKSON AKA LAINIE LORD AND JUSTIN JACKSON, securing the payment of the indebtednesses in the original principal amount of \$122,790.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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 Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

LARRY PETR, TIM LEWIS, RUSSELL STOCKMAN, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, MICHELLE SCHWARTZ, BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, DAREN SHUMWAY, PHILLIP PIERCEALL, ROBERT AGUILAR, WENDY LAMBERT, KENNY SHIREY, AARON PARKER, JOHN BEAZLEY, DOUG RODGERS, TERRY WATERS, TRAVIS KADDATZ, LOGAN THOMAS, KRISTOPHER HOLLUB

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____



NOS0000006529069

EXHIBIT "A"

LOT 111 OF GINGERBREAD VILLAGE PHASE 1 AND 2, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE(S) 352 AND 353 OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.



NOS0000006529069

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**DEED OF TRUST INFORMATION:**

Date: 10/28/2009
Grantor(s): STEPHEN A. DAVIDSON, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICAHOMEKEY, INC., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$113,407.00
Recording Information: Book 02479 Page 1796 Instrument 0923871
Property County: Ellis
Property: BEING LOT 8, BLOCK 3, OF JOSEY ACRES, AN ADDITION IN ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET B, SLIDE 24, PLAT RECORDS, ELLIS COUNTY, TEXAS.
Reported Address: 306 CHAD LANE, RED OAK, TX 75154

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of March, 2018
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE in Ellis County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Ellis County Commissioner's Court.

Substitute Trustee(s): Bob Dickerson, Troy Robinett, Bruce Miller, Daren Shumway, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Doug Rodgers, Terry Waters, Jonathan Harrison, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Bob Dickerson, Troy Robinett, Bruce Miller, Daren Shumway, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Doug Rodgers, Terry Waters, Jonathan Harrison, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. Bob Dickerson, Troy Robinett, Bruce Miller, Daren Shumway, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Doug Rodgers, Terry Waters, Jonathan Harrison, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C. f/k/a Buckley Madole, P.C.

JAN 25 2018

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALESOLICITY CLERK
ELLIS COUNTY, TEXASDEED OF TRUST INFORMATION:

Date: 02/07/2013
Grantor(s): AYEESHA RASHAWNDA BIRDINE, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMCAP MORTGAGE, LTD DBA HMS MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$151,760.00
Recording Information: Book 2679 Page 659 Instrument 1303291
Property County: Ellis
Property: LOT 23, BLOCK C OF EASTRIDGE SOUTH PHASE I, AN ADDITION TO THE CITY OF RED OAK, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED CABINET G, SLIDE 105 OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.
Reported Address: 203 TROY LANE, RED OAK, TX 75154

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of March, 2018
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: AT THE SOUTHEAST PORCH OF THE COURTHOUSE in Ellis County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Ellis County Commissioner's Court.

Substitute Trustee(s): Bob Dickerson, Troy Robinett, Bruce Miller, Daren Shumway, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Doug Rodgers, Terry Waters, Jonathan Harrison, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Bob Dickerson, Troy Robinett, Bruce Miller, Daren Shumway, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Doug Rodgers, Terry Waters, Jonathan Harrison, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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. Bob Dickerson, Troy Robinett, Bruce Miller, Daren Shumway, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Doug Rodgers, Terry Waters, Jonathan Harrison, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C. f/k/a Buckley Madole, P.C.

[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

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SCANNED

POSTED

JAN 25 2018

ELLIS COUNTY TEXAS

TS#: 18-19692

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. as nominee for PRIMELENDING, A PLAINSCAPITAL COMPANY, its successors and assigns, 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. as nominee for PRIMELENDING, A PLAINSCAPITAL COMPANY, its successors and assigns, which Deed of Trust is Recorded on 11/16/2009 as Volume, Book 02481, Page 1744, LOAN MODIFICATION AGREEMENT IN INSTRUMENT NO. 1600188, DATED 11/24/2015, RECORDED 01/05/2016 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, PLAT RECORDS, 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 **Tim Lewis, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Donna Stockman, Michelle Schwartz, Tim Lewis, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz** 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



4645112

authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. 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 TUESDAY, 3/6/2018 at 1:00 PM, or no later than three (3) hours after such time, being the first Tuesday of such month, of 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 1/24/2018



By: Substitute Trustee(s)

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

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.***

POSTED

JAN 25 2018

COUNTY CLERK
ELLIS COUNTY, TEXAS

30023 SCANNED

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 2, BLOCK A, COUNTRY MEADOWS ADDITION, PHASE I, AN ADDITION IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 352, PLAT RECORDS, ELLIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/16/2017 and recorded in Document 1706111 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: 03/06/2018

Time: 01:00 PM

Place: Ellis County Courthouse, 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 JOHN P. AMES, provides that it secures the payment of the indebtedness in the original principal amount of \$160,128.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VILLAGE CAPITAL & INVESTMENT, LLC is the current mortgagee of the note and deed of trust and VILLAGE CAPITAL & INVESTMENT, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is VILLAGE CAPITAL & INVESTMENT, LLC c/o VILLAGE CAPITAL & INVESTMENT, LLC, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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, 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
Tracey Midkiff, Attorney at Law
Marissa Sibal, 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, CARL
NIENDORFF, MICHAEL W. ZIENTZ, WES WEBB OR
ERICA HALL
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. 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.

128 POSTOAK DRIVE
WAXAHACHIE, TX 75165

00025

SCANNED

POSTED
JAN 29 2018

COUNTY CLERK
ELLIS COUNTY, TEXAS 00000007294457

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: March 06, 2018

Time: The sale will begin at 1:00PM 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 December 08, 2011 and recorded in Document VOLUME 02602, PAGE 0937; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK FILE NO. 1718423 real property records of ELLIS County, Texas, with JENNIFER R MARQUEZ AND CARLOS MARQUEZ, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JENNIFER R MARQUEZ AND CARLOS MARQUEZ, securing the payment of the indebtednesses in the original principal amount of \$109,055.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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 Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

LARRY PETR, TIM LEWIS, RUSSELL STOCKMAN, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, OR MICHELLE SCHWARTZ

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____



NOS00000007294457

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING KNOWN AND DESIGNATED AS LOT 12, BLOCK D OF RIVER OAKS-PHASE IV, AN ADDITION IN CITY OF WAXAHACHIE, WLLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 33, PLAT RECORDS OF ELLIS COUNTY, TEXAS.



NOS00000007294457

628 OLIVER LANE
WAXAHACHIE, TX 75165

SCANNED

00026

POSTED

JAN 29 2018

COUNTY CLERK 00000007281470
ELLIS COUNTY, TEXAS

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: March 06, 2018

Time: The sale will begin at 10:00AM 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 April 01, 2006 and recorded in Document VOLUME 2209 PAGE 2304 real property records of ELLIS County, Texas, with LORINE BRANCH AND LATONYA BRANCH AKA LATONIA BRANCH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LORINE BRANCH AND LATONYA BRANCH AKA LATONIA BRANCH, securing the payment of the indebtednesses in the original principal amount of \$96,338.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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 Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

LARRY PETR, TIM LEWIS, RUSSELL STOCKMAN, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, MICHELLE SCHWARTZ, BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, DAREN SHUMWAY, PHILLIP PIERCEALL, ROBERT AGUILAR, WENDY LAMBERT, KENNY SHIREY, AARON PARKER, JOHN BEAZLEY, DOUG RODGERS, TERRY WATERS, TRAVIS KADDATZ, LOGAN THOMAS, KRISTOPHER HOLUB

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____



NOS0000007281470

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT AND PARCEL OF LAND BEING LOT 14 IN BLOCK D, CLIFT ESTATES PHASE II, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET G, SLIDE 254, PLAT RECORDS, ELLIS COUNTY, TEXAS.



NOS0000007281470

248 COBBLESTONE CIRCLE
RED OAK, TX 75154

SCANNED

00027

POSTED

JAN 29 2018

0000007281256

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.

1. **Date, Time, and Place of Sale.**

Date: March 06, 2018

Time: The sale will begin at 1:00PM 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 May 24, 2007 and recorded in Document VOLUME 2319 PAGE 1120 real property records of ELLIS County, Texas, with ISMAEL MENDEZ AND AVELINA MENDEZ, grantor(s) and NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ISMAEL MENDEZ AND AVELINA MENDEZ, securing the payment of the indebtednesses in the original principal amount of \$128,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 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 Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

LARRY PETR, TIM LEWIS, RUSSELL STOCKMAN, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, MICHELLE SCHWARTZ, BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, DAREN SHUMWAY, PHILLIP PIERCEALL, ROBERT AGUILAR, WENDY LAMBERT, KENNY SHIREY, AARON PARKER, JOHN BEAZLEY, DOUG RODGERS, TERRY WATERS, TRAVIS KADDATZ, LOGAN THOMAS, KRISTOPHER HOLUB

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____



NOS0000007281256

EXHIBIT "A"

LOT 17, BLOCK B, OF COBBLESTONE ESTATES, AN ADDITION TO THE CITY OF RED OAK, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDE 174, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.



NOS0000007281256

214 JOSEPH DRIVE
GLENN HEIGHTS, TX 75154

SCANNED 130028

POSTED
JAN 29 2018

00000007244676

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.

1. **Date, Time, and Place of Sale.**

Date: March 06, 2018

Time: The sale will begin at 1:00PM 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 January 07, 2004 and recorded in Document VOLUME 02005, PAGE 0308; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 1703874; AS AFFECTED BY AFFIDAVIT OF CORRECTION OF LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 1703875 real property records of ELLIS County, Texas, with JASON E WICKENS AND KRISTY WICKENS, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JASON E WICKENS AND KRISTY WICKENS, securing the payment of the indebtednesses in the original principal amount of \$166,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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 Property referenced above. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368



LARRY PETR, TIM LEWIS, RUSSELL STOCKMAN, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, OR MICHELLE SCHWARTZ
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____



NOS0000007244676

EXHIBIT "A"

BEING LOT 2, BLOCK I, OF SUNRISE MEADOW, PHASE TWO, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 242, PLAT RECORDS, ELLIS COUNTY, TEXAS.



NOS0000007244676

00029

SCANNED

POSTED

JAN 29 2018

COUNTY CLERK
ELLIS COUNTY TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/9/2015

Grantor(s)/Mortgagor(s):
BRANDON FINGER, AN UNMARRIED MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
AmeriHome Mortgage Company, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 1522199

Property County:
ELLIS

Mortgage Servicer:
Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
425 Phillips Blvd,
Ewing, NJ 08618

Legal Description: BEING LOT 20, BLOCK 4, PRAIRIE VIEW ADDITION, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 4, MAP AND/OR PLAT RECORDS, ELLIS COUNTY, TEXAS.

Date of Sale: 3/6/2018

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: THE SOUTH PORCH OF THE COURTHOUSE OF ELLIS COUNTY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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):
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.



Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Denise Boerner, Jack Beckman
or Cole D. Patton
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MII File Number: TX-17-55086-POS
Loan Type: Farm Loan

280008

SCANNED

POSTED

FEB - 1 2018

1605 S Third Street, Midlothian, TX 76065

1600143 CLERK
ELLIS COUNTY TEXAS

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: 3/6/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Ellis County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/29/2015 and recorded in the real property records of Ellis County, TX and is recorded under Clerk's File/Instrument Number, 1600143 with WILLIAM SIMMONS (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CENDERA FUNDING, INC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WILLIAM SIMMONS, securing the payment of the indebtedness in the original amount of \$159,493.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AmeriHome Mortgage Company, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 9, BLOCK 3, RIDGEVIEW ADDITION, UNIT FOUR, PHASE IV, AN ADDITION TO THE CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDE(S) 247, MAP AND/OR PLAT RECORDS OF ELLIS COUNTY, TEXAS.



4645257

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. AmeriHome Mortgage Company, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Cenlar FSB
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

Donna Stockman

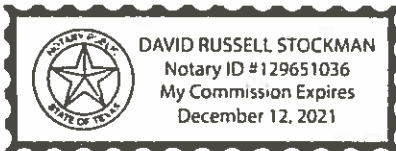
SUBSTITUTE TRUSTEE

Coury Jacobs, Esq., Jennifer A. Hooper, Esq., Tim Lewis, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz 1320 Greenway Drive, Suite 300 Irving, TX 75038 OR Bob Dickerson, Troy Robinett, Bruce Miller, Daren Shumway, Phillip Pierceall, Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron Parker, John Beazley, Doug Rodgers, Terry Waters, Jonathan Harrison, Ramiro Cuevas, Aurora Campos, Kristopher Holub whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1 day of Feb, 2018.



David Russell Stockman
NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: 12-12-21
Print Name of Notary:
David Russell Stockman

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

000033

SCANNED

POSTED

FEB - 1 2018

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JEFF RICHIE and WENDY RICHIE ("Borrowers"), executed that certain Deed of Trust (the "Security Instrument"), dated June 10th, 2007, recorded as Instrument No.1617701, Real Property Records, Ellis County, Texas (the "Records"), to J. KENT NEWSOM, Trustee (the "Trustee") for the benefit of JUDITH GALLAGHER ("Lender"), covering certain real property and improvements on the land located in Ellis County, including but not limited to mobile home (model 6683R Rivercrest, Label/Seal#PFS1072198, Serial#TXFLA12A02646RU11) ("Land"), having at address of 2414 Westmoreland, Red Oak, Texas 75154 and more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property") to secure that certain Real Estate Lien Note ("Note") dated of even date with the Security Instrument in the stated original principal amount of \$662,750.00, as renewed, extended and modified (the Note, together with all other indebtedness, liabilities, and obligations described in the Note, Security Instrument and all other documents evidencing, securing, governing or otherwise pertaining to the loan evidenced by the Note hereinafter referred to as the "Indebtedness"); and

WHEREAS, pursuant to and in accordance with the terms and conditions of the Security Instrument, Lender appointed BRAD GASWIRTH, an individual with an address of 4851 LBJ Freeway, Suite 301, Dallas, Texas 75244, PATRICIA L. STEIN, an individual with an address of 4851 LBJ Freeway, Suite 301, Dallas, Texas 75244, and LOGAN ADCOCK, an individual with an address of 4851 LBJ Freeway, Suite 301, Dallas, Texas 75244, each of whom may act alone or together (each a "Substitute Trustee") to succeed to all of the rights, titles, powers, and estates granted and delegated in the Security Instrument to the Original Trustee and any previously appointed substitute trustee; and

WHEREAS, default has occurred in the payment of the Indebtedness and the same has been accelerated and is now wholly due and payable; and

WHEREAS, Lender has made demand upon Borrower to pay to Lender the Indebtedness now due, but such Indebtedness has not been paid; and

WHEREAS, Lender, as the owner of the Note and Indebtedness, has instructed the Substitute Trustee(s), acting singly or together, to post, file and mail appropriate notice and to sell the Property, in parcels or in whole, to satisfy, in whole or in part, the unpaid Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 6, 2018, no earlier than 10 a.m., or no later than three hours after that time, one of the Substitute Trustees will commence the sale of the Property, in parcels or as a whole, at public auction to the highest bidder for cash; such sale will be held at the southeast corner of the Ellis County Historic Courthouse located at 101 West Main Street, Waxahachie, Texas 75165; SUBJECT, HOWEVER, to all liens,


exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which are equal or prior to the lien and security interest created by the Security Instrument.

To the extent that any of the Property has been released from the lien of the Security Instrument, by written instrument signed by Lender or its predecessor and filed for record in the Real Property Records of Ellis County, Texas, this notice is not intended to and does not cover such property, and such property will not be part of the Property conveyed to the purchaser hereunder.

If such sales do not result in full satisfaction of all of the Indebtedness, the lien and security interest of the Security Instrument shall remain in full force and effect in respect of any of the Property not so sold and any and all other types of real and personal property covered by the Security Instrument and not described herein.

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of February 1, 2018.

SUBSTITUTE TRUSTEE:


Name: BRAD GASWIRTH

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on February 1, 2018, by BRAD GASWIRTH, in the capacity therein stated.


My Commission Expires:
03-31-2020

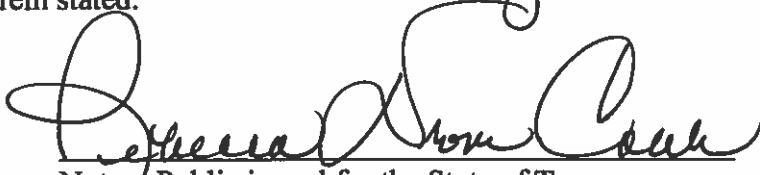

Notary Public in and for the State of Texas
Rebecca Drown Cobb
Printed Name of Notary Public

EXHIBIT A

Being a 26.2 acre tract of land situated in the Isaac Hurst Survey, Abstract Number 457, Ellis County, Texas, being all of that certain tract of land described in a deed to Judith L. Gallagher according to the deed, as recorded in Volume 2471, Page 1142, of the Deed Records of Ellis county, Texas, and being more particularly described by metes and bounds below.

00048

SCANNED

POSTED
FEB 13 2018

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ELLIS

1. *Property to be sold.* The property to be sold is described as follows: All of that certain real property and improvements commonly known as **1155 Butcher Road, Waxahachie, Texas 75165**, and legally described, to wit:

Being all that certain lot, tract or parcel of land being known and designated as all Lots 4 and 5, in Block A, of Quail Creek Village, an addition in Ellis County, Texas, according to the plat thereof recorded in Cabinet A, Slide 463 of the Plat Records, Ellis County, Texas, less a called 0.020 acre tract conveyed to the County of Ellis for right-of-way purposes, as described by instrument recorded in Volume 673, Page 924 of the Deed Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found in the west line of Pecos Road (a 60 foot right-of-way) and the east line of Block A, for the northeast corner of this tract and Lot 5, and being the southeast corner of Lot 6;

THENCE South (Same as plat) 147.60 feet along the west line of said road and the east line of said block, this tract, and Lot 5, to a 1/2" steel rod set for the southeast corner of this tract and the northeast corner of said 0.020 acre tract, said rod being the beginning of a non-tangent curve to the left, with a radius of 5679.58 feet, a central angle of 01 deg. 09 min. 52 sec., whose long chord bears N 87 deg. 48 min. 36 sec. W, 115.43 feet;

THENCE 115.44 feet along the arc of said curve, along the south line of this tract and Lots 5 and 4, and along the north line of said 0.020 acre tract, to a 1/2" steel rod set for corner and N 87 deg. 02 min. 00 sec. W, 44.80 feet continuing along the south line of this tract and Lots 4, to a 1/2" steel rod set in the west line of Lot 4 and the east line of Lot 3 for the southwest corner of this tract;

THENCE N 00 deg. 00 min. 41 sec. E (Plat-North), 140.94 feet along the west line of this tract and Lot 4, and along the east line of Lot 3, to a 1/2" steel rod found for the northwest corner of this tract and Lot 4, the northeast corner of Lot 3, the southeast corner of Lot 8, and the southwest corner of Lot 7;

THENCE S 89 deg. 58 min. 24 sec. E (Plat-East, 160.00 feet), 160.06 feet along the north line of this tract and Lots 4 and 5, and along the south line of Lots 7 and 6, to the POINT OF BEGINNING, and containing approximately 0.5317 acres of land.

Commonly known as 1155 Butcher Road, Waxahachie, Texas 75165.

2. **Instrument to be foreclosed.** The instrument to be foreclosed is a Deed of Trust recorded in the official real property records of the Ellis County Clerk's office.

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

Date: March 6, 2018

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.
The sale will be completed by no later than 4:00 p.m.

Place: The Southeast Porch of the Courthouse of the Ellis County Courthouse, or, if the preceding area is no longer the designated area by the County Commissioner Court of Ellis County, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place as currently proscribed by the Ellis County Commissioner's Court..

The Deed of Trust permits the beneficiary to postpone, withdraw, or re-schedule 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 re-scheduling. Notice of the date any re-scheduled foreclosure sale will be re-posted 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 schedule 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 their bid immediately in cash if their bid is accepted.

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 sell all or only part of the property.

Pursuant to TEXAS PROPERTY CODE § 51.009, the property will be sold in "AS IS" and "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for in the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to TEXAS PROPERTY CODE § 51.0075, 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.

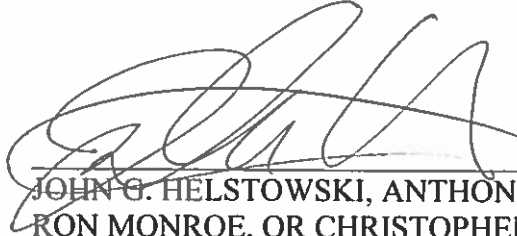
5. **Type of Sale.** The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Grantor under the above referenced Deed of Trust.

6. **Obligations secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations"), including but not limited to that one certain Promissory Note in the original principal amount of \$183,000.00, executed by Country Living Custom Homes, LLC, and payable to the order of Benchmark Capital Investments, LLC, which is the current owner and holder of the Obligations and is beneficiary under the deed of trust. All questions concerning the sale may be direct to the undersigned.

7. **Default and Request to Act.** Default has occurred under the deed of trust, and the beneficiary has requested that I/we, as Substitute Trustee(s), conduct the sale as described herein. Notice is given that before the sale the beneficiary may appoint another person as 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.

WITNESS my hand on this 13th day of February, 2018.



JOHN G. HELSTOWSKI, ANTHONY FLORES,
RON MONROE, OR CHRISTOPHER WEAVER,
any to act as Substitute Trustee(s)