

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 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. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/27/2005 and recorded in Document 0531301 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: 12/04/2018
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 DON WINN AND LURLINE WINN, provides that it secures the payment of the indebtedness in the original principal amount of \$258,948.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CIT Bank, N.A. is the current mortgagee of the note and deed of trust and FINANCIAL FREEDOM SENIOR FUNDING CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is CIT Bank, N.A. c/o FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, 2900 Esperanza Crossing, Austin, TX 78758 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
6. **Order to Foreclose.** CIT Bank, N.A. obtained a Order from the 443rd District Court of Ellis County on 11/03/2016 under Cause No. 94331. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, CARL NIENDORFF, MICHAEL W. ZIENTZ, WES WEBB OR ERICA HALL, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
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, KATHY ARRINGTON, 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.

Exhibit "A"

LEGAL DESCRIPTION:

TRACT ONE:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ELLIS COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 10.00 ACRE TRACT OF LAND IN THE N.S. BILLINGSLEY SURVEY, ABST. NO. 79, AS CONVEYED TO HUGH MCDANIEL BY HOWARD F. HALL AND WIFE, IN A WARRANTY DEED AS FILED FOR RECORD ON MARCH 17, 1965, IN VOL. 503, PAGE 425 OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF COCKRELL HILL ROAD AND IN THE EAST LINE OF SAID 10.00 ACRE TRACT, SAID POINT BEING S. 0 DEG. 29 MIN. E., 633.48 FEET FROM THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT;

THENCE S. 0 DEG. 29 MIN. E., ALONG THE CENTER OF SAID ROAD AND THE EAST LINE OF SAID TRACT, 211.16 FEET TO A POINT FOR CORNER;

THENCE S. 89 DEG. 36 MIN. W., PARALLEL WITH THE NORTH LINE OF SAID 10.00 ACRE TRACT, 412.58 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID 10.00 ACRE TRACT;

THENCE N. 0 DEG. 29 MIN. W., PARALLEL WITH COCKRELL HILL ROAD AND ALONG THE WEST LINE OF SAID 10.00 ACRE TRACT, 211.16 FEET TO A POINT FOR CORNER;

THENCE N. 89 DEG. 36 MIN. E., PARALLEL WITH THE NORTH LINE OF SAID 10.00 ACRE TRACT, 412.58 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 2.00 ACRES OF LAND.

TRACT TWO:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING SITUATED IN THE STATE OF TEXAS AND COUNTY OF ELLIS AND BEING OUT OF A CERTAIN 78 ACRE TRACT OF LAND IN THE N. S. BILLINGSLEY SURVEY AS CONVEYED TO BERT MCELROY BY G.C. MCELROY IN VOLUME 273, PAGE 619 OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOR CORNER ON THE SOUTH LINE OF SAID 78 ACRE TRACT THAT IS WEST 412.58 FEET FROM THE SOUTHEAST CORNER OF SAME;

THENCE NORTH 00 DEG. 29 MIN. WEST, 420.86 FEET PARALLEL TO COCKRELL HILL ROAD TO AN IRON ROD FOR CORNER;

THENCE WEST PARALLEL TO COUNTY LINE ROAD AND THE NORTH LINE OF SAID 78 ACRE TRACT 188.89 FEET TO AN IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEG. 29 MIN. EAST, 420.91 FEET PARALLEL TO COCKRELL HILL ROAD

TO AN IRON ROD SET FOR CORNER ON THE SOUTH LINE OF SAID 78 ACRE TRACT;
THENCE EAST, 188.89 FEET ALONG THE SOUTH LINE OF SAID 78 ACRE TRACT TO THE
PLACE OF BEGINNING AND CONTAINING 1.824 ACRES OF LAND.

APN: 62-0079-000-028-00-111

000303

POSTED

SCANNED

SEP 27 2018

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ELLIS County
Deed of Trust Dated: October 28, 2016
Amount: \$148,265.00
Grantor(s): JOSEPHINE CASTILLO

COUNTY CLERK
ELLIS COUNTY, TEXAS

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

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

Recording Information: Document No. 1630166

Legal Description: LOT 5, BLOCK 1, SUNSET NORTH ADDITION PART 3-A, AN ADDITION TO THE CITY OF ENNIS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 57, NOW KNOWN AS CABINET A, SLIDE 366, PLAT RECORDS, ELLIS COUNTY, TEXAS.

Date of Sale: December 4, 2018 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

BOB DICKERSON OR BRUCE MILLER, PHILLIP PIERCEALL, ROBERT AGUILAR, WENDY LAMBERT, KENNY SHIREY, AARON PARKER, JOHN BEAZLEY, DOUG RODGERS, TERRY WATERS, TRAVIS KADDATZ, LOGAN THOMAS, KRISTOPHER HOLUB, TIM LEWIS, BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, MICHELLE SCHWARTZ, DENISE BOERNER, JACK BECKMANM, CARY CORENBLUM OR KATHY ARRINGTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

A


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-005876



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

000311

POSTED

OCT 11 2018

SCANNED

COUNTY CLERK
ELLIS COUNTY, TEXAS**NOTICE OF FORECLOSURE SALE**

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING KNOWN AND DESIGNATED AS LOT 1, BLOCK K, TECUMSEH PARK ESTATES, INSTALLMENT NO. 4, AN ADDITION IN ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 264, PLAT RECORDS, ELLIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/28/2004 and recorded in Book 2077 Page 1308 Document 0434086 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: 12/04/2018

Time: 01:00 PM

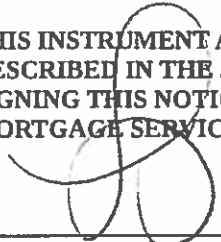
Place: Ellis County Courthouse, Texas at the following location: THE SOUTH PORCH OF THE COURTHOUSE OF ELLIS COUNTY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


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 ANTHONY MORGAN AND DOMINIQUE MORGAN, provides that it secures the payment of the indebtedness in the original principal amount of \$46,950.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wells Fargo Bank National Association, as Trustee for SACO I Trust 2005-3, Mortgage Pass-Through Certificates, Series 2005-3 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wells Fargo Bank National Association, as Trustee for SACO I Trust 2005-3, Mortgage Pass-Through Certificates, Series 2005-3 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
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, KATHY
ARRINGTON, 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.

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

Date of Security Instrument: September 09, 2016

Grantor(s): Aston Wilson, a single man and Anna Lampkins, a single woman

Original Trustee: Allan B Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Mountain West Financial, Inc., its successors and assigns

Recording Information: Clerk's File No. 1629254, in the Official Public Records of ELLIS County, Texas.

Current Mortgagee: Mountain West Financial, Inc.

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

Date of Sale: 12/04/2018 Earliest Time Sale Will Begin: 1:00 PM

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.

Legal Description:
LOT 12, BLOCK G, OF HARMONY PHASE 2A, AN ADDITION TO THE CITY OF RED OAK, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET H, SLIDE 444, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.

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



For Information:
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

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



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POSTED

OCT 15 2018

C&S No. 44-18-1890 / FHA / No / RECORD NOS
Freedom Mortgage Corporation

SCANNED

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: March 28, 2013

Grantor(s): D'Ann Sexton, a single person

Original Trustee: Don W. Ledbetter, PLLC

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for First Mortgage Corporation, its successors and assigns

Recording Information: Vol. 02689, Page 1744, or Clerk's File No. 1307659, in the Official Public Records of ELLIS County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

LOT 14, BLOCK 4, OF RIDGE CREST ESTATES, PHASE II, AN ADDITION IN ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET B, SLIDE 275, OF THE PLAT RECORDS, OF ELLIS COUNTY, TEXAS.

Date of Sale: 12/04/2018 Earliest Time Sale Will Begin: 1:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Tim Lewis as Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, Kathy Arrington as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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.



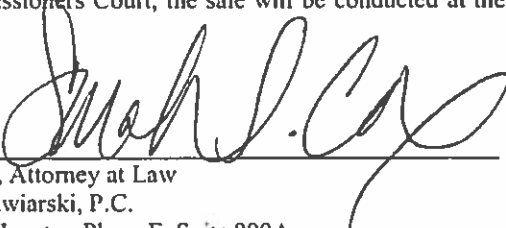
4673033

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

Executed on this the 9th day of October, 2018.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



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

STATE OF TEXAS

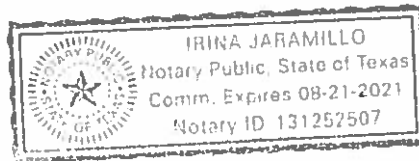
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Sarah S. Cox as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 9th day of October, 2018.



Notary Public
Signature



Posted and filed by: _____

Printed Name: _____

C&S No. 44-18-1890 / FHA / No
Freedom Mortgage Corporation

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

OCT 25 2018

SCANNED

COUNTY CLERK
ELLIS COUNTY, TEXASDEED OF TRUST INFORMATION:

Date: 12/08/2011
Grantor(s): KEVIN DEXTER TRAYLOR AND WIFE, DEBORAH W TRAYLOR
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PEOPLES MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$513,082.00
Recording Information: Book 02602 Page 0725 Instrument 1124474
Property County: Ellis
Property: BEING LOT 3, IN BLOCK A OF STONEWOOD RANCH, PHASE ONE, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDES 254 THRU 256, MAP RECORDS, ELLIS COUNTY, TEXAS.
Reported Address: 4541 STONEWOOD CIRCLE, MIDLOTHIAN, TX 76065

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

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of December, 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): Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Denise Boerner, Jack Beckman, Michelle Schwartz, Kathy Arrington, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Denise Boerner, Jack Beckman, Michelle Schwartz, Kathy Arrington, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,



Bonial & Associates, P.C.

Our File Number: 16-09133

Name: WALTER J CZAPLA AND DEBRA L CZAPLA, HUSBAND AND WIFE

70332
SCANNED

OCT 25 2018

NOTICE OF TRUSTEE'S SALE

COUNTY CLERK
ELLIS COUNTY, TEXAS

WHEREAS, on July 2, 1993, WALTER J CZAPLA AND DEBRA L CZAPLA HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to STACY CLARK, as Trustee, the Real Estate hereinafter described, to COUNTRYWIDE FUNDING CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 9310121, in Book 01010, at Page 0454, in the DEED OF TRUST OR REAL PROPERTY records of ELLIS COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 4, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **ELLIS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 6 IN BLOCK 5 OF BROOKWOOD ADDITION, SECTION TWO, AN ADDITION TO THE CITY OF OVILLA, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET A, SLIDE 562, PLAT RECORDS, ELLIS COUNTY, TEXAS.

Property Address: 104 WILLOW CREEK LANE
OVILLA, TX 75154

Mortgage Servicer: STATEBRIDGE COMPANY, LLC


Noteholder: STATEBRIDGE COMPANY, LLC
5680 GREENWOOD PLAZA BOULEVARD, SUITE 100 S
GREENWOOD VILLAGE, CO 80111

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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 24 day of October, 2018.



Tim Lewis, David Stockman, Brenda Wiggs,
Donna Stockman, Denise Boerner, Jack
Beckman, Russell Stockman, Phillip Pierceall,
Travis Kaddatz, Robert Aguilar, Kenny Shirey,
John Beazley, Doug Rodgers, Bob Dickerson,
Wendy Lambert, Aaron Parker, Bruce Miller,
Guy Wiggs, Terry Waters, Kristopher Holub,
Logan Thomas, Michelle Schwartz, Cary
Corenblum, Kathy Arrington, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

000333

SCANNED

POSTED

OCT 26 2018

118 Ridgeway Drive, Red Oak, TX 75154

COUNTY CLERK
ELLIS COUNTY, TEXAS

17-006786

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: 12/04/2018
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 04/04/2011 and recorded in the real property records of Ellis County, TX and is recorded under Clerk's Vol. No. 02563, Page 1845, with Monique Boone (grantor(s)) and Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Guild Mortgage Company, a California Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Monique Boone, securing the payment of the indebtedness in the original amount of \$144,638.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING KNOWN AND DESIGNATED AS LOT 5, BLOCK 5, RIDGE CREST ESTATES, SECTION 1, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDES 121 THROUGH 123, PLAT RECORDS, ELLIS COUNTY, TEXAS.



4673648

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. Bank of America, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Bank of America, N.A.
9000 Southside Boulevard, Building 400
Jacksonville, FL 32256

Donna Stockman

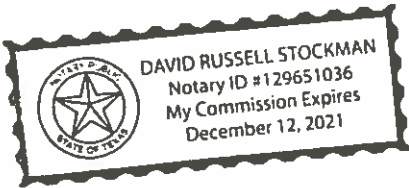
SUBSTITUTE TRUSTEE

Michelle Schwartz, Tim Lewis, Brenda Wiggs,
Denise Boerner, David Stockman, Guy Wiggs,
Donna Stockman, Kathy Arrington, whose address is
1320 Greenway Drive, Suite 300, Irving, TX 75038
OR Bob Dickerson, Bruce Miller, Phillip Pierceall,
Robert Aguilar, Wendy Lambert, Kenny Shirey, Aaron
Parker, John Beazley, Douglas Rodgers, Terry Waters,
Travis Kaddatz, Logan Thomas, Kristopher Holub,
Kathy Arrington, Cary Corenblum 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 25 day of Oct, 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: _____

NOTICE OF TRUSTEE'S SALE

“Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.”

Date: November 2, 2018

CONTRACT FOR DEED:

DATE: June 24, 2011
 BUYER: Michael A. Ross, Jr. and Janice A. Palacios-Ross
 SELLER: Sheffield Properties Inc

COUNTY WHERE PROPERTY IS LOCATED: Ellis

PROPERTY: Being Lot 19, Block A of the Chapel Hill Estate Subdivision as recorded in the County Clerk's office, Ellis County, Texas.

HOLDER: Sheffield Properties Inc
 P.O. Box 69
 Rockwall, TX 75087-0069

TRUSTEE: Cathyrine L. Rockett or Robert J. Rockett

SENDER OF NOTICE: Robert J. Rockett
 307 W. 7th Street #1719
 Fort Worth, Texas 76102-5114

DATE OF SALE (first Tuesday of month): December 4, 2018

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Southeast steps of Ellis County Courthouse, Waxahachie, Ellis County, Texas, or the area designated by the Commissioners Court where sales are to take place.

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

NOTICE OF TRUSTEE'S SALE

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 Notice of Trustee's Sale to Ross.doc

POSTED

NOV - 5 2018

COUNTY CLERK
ELLIS COUNTY, TEXAS

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Robert J. Rockett, Trustee

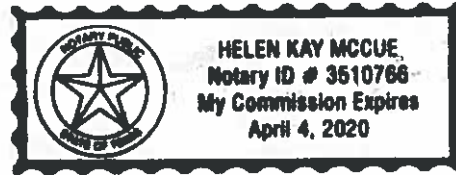
STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Rockett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on November 2^d, 2018.



NOTARY PUBLIC
STATE OF TEXAS



After recording, return to:

Robert J. Rockett
307 West Seventh Street, Suite 1719
Fort Worth, Texas 76102-5114

NOTICE OF TRUSTEE'S SALE

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Notice of Trustee's Sale to Ross.doc

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SCANNED

POSTED

NOV - 8 2018

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.

WHEREAS, on 10/25/2014, JOSE ANTONIO JUAREZ AND EVELYN SAENZ TREJO, executed a Deed of Trust conveying to HOLT IRBY, Trustee, the Real Estate hereinafter described, to TIMOTHY HICKMAN AND WIFE, DIANNE WHITAKER HICKMAN, in the payment of a debt therein described, said Deed of Trust being recorded under Volume 8201, Page 2323, in the DEED OF TRUST OR REAL PROPERTY records of ELLIS COUNTY, Texas; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/4/2018 beginning not earlier than 1:00 PM, or no later than three hours thereafter, I will sell said Real Estate in ELLIS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court of said County, pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

See Attached Exhibit "A"

Property Address: 409 Ten Mile Road, Ferris, Ellis County, Texas 75125
Noteholder: Timothy Hickman and wife, Dianne Whitaker Hickman

Mortgagee has appointed Kimberly Pinkerton as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

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, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

WITNESS MY HAND this day: November 7, 2018.



Kimberly Pinkerton, Substitute Trustee
610 Uptown Blvd, Suite 3000
Cedar Hill, TX 75104

"EXHIBIT A"

All that certain lot, tract or parcel of land situated in Ellis County, Texas, and being out of the Sinto Guerra Survey, Abstract No. 398, and also being a part of the 335 acre tract of T.E. Crabb as described in Deed from R.A. Winston dated February 27, 1945, as recorded in Volume 368, Page 488, of the Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEARING at an iron pipe in the center of a county road on the S. line of said 335 acre tract, said point being locative as lying N 59 deg. 48 min. E., 1576.9 feet from the Southwest corner of said 335 acre tract;

THENCE N 31 deg. 11 min. W., with a fence 393.4 feet to an iron pipe for the Northwest corner of this 2.043 acre tract;

THENCE N 67 deg. 16 min. E., with a fence 244.8 feet to an iron pipe for the N.E. corner of this 2.043 acre tract;

THENCE S 29 deg. 04 min. E., with a fence 361.6 feet to an iron pipe for corner in the center of said county road for witness an iron pipe bears N 29 deg. 04 min. W., 23.0 feet a fence corner post;

THENCE S 59 deg. 48 min. W., with the center of said county road and the S line of said 335 acre tract, 228.9 feet. to the place of beginning and containing 2.043 acres of land of which 0.127 acres are within the County Road leaving a net acreage of 1.916 acres of land.

000340

POSTED

NOV - 8 2018

COUNTY CLERK
ELLIS COUNTY, TEXAS

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 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. *Property to Be Sold.* The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/27/2005 and recorded in Document 0531301 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: 12/04/2018
 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 DON WINN AND LURLINE WINN, provides that it secures the payment of the indebtedness in the original principal amount of \$258,948.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust is the current mortgagee of the note and deed of trust and FINANCIAL FREEDOM SENIOR FUNDING CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust c/o FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, 2900 Esperanza Crossing, Austin, TX 78758 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. *Order to Foreclose.* Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust obtained a Order from the 443rd District Court of Ellis County on 11/03/2016 under Cause No. 94331. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, CARL NIENDORFF, MICHAEL W. ZIENTZ, WES WEBB OR ERICA HALL, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

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

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

Exhibit "A"

LEGAL DESCRIPTION:

TRACT ONE:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ELLIS COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 10.00 ACRE TRACT OF LAND IN THE N.S. BILLINGSLEY SURVEY, ABST. NO. 79, AS CONVEYED TO HUGH MCDANIEL BY HOWARD F. HALL AND WIFE, IN A WARRANTY DEED AS FILED FOR RECORD ON MARCH 17, 1965, IN VOL. 503, PAGE 425 OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF COCKRELL HILL ROAD AND IN THE EAST LINE OF SAID 10.00 ACRE TRACT, SAID POINT BEING S. 0 DEG. 29 MIN. E., 633.48 FEET FROM THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT;

THENCE S. 0 DEG. 29 MIN. E., ALONG THE CENTER OF SAID ROAD AND THE EAST LINE OF SAID TRACT, 211.16 FEET TO A POINT FOR CORNER;

THENCE S. 89 DEG. 36 MIN. W., PARALLEL WITH THE NORTH LINE OF SAID 10.00 ACRE TRACT, 412.58 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID 10.00 ACRE TRACT;

THENCE N. 0 DEG. 29 MIN. W., PARALLEL WITH COCKRELL HILL ROAD AND ALONG THE WEST LINE OF SAID 10.00 ACRE TRACT, 211.16 FEET TO A POINT FOR CORNER;

THENCE N. 89 DEG. 36 MIN. E., PARALLEL WITH THE NORTH LINE OF SAID 10.00 ACRE TRACT, 412.58 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 2.00 ACRES OF LAND.

TRACT TWO:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING SITUATED IN THE STATE OF TEXAS AND COUNTY OF ELLIS AND BEING OUT OF A CERTAIN 78 ACRE TRACT OF LAND IN THE N. S. BILLINGSLEY SURVEY AS CONVEYED TO BERT MCELROY BY G.C. MCELROY IN VOLUME 273, PAGE 619 OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOR CORNER ON THE SOUTH LINE OF SAID 78 ACRE TRACT THAT IS WEST 412.58 FEET FROM THE SOUTHEAST CORNER OF SAME;

THENCE NORTH 00 DEG. 29 MIN. WEST, 420.86 FEET PARALLEL TO COCKRELL HILL ROAD TO AN IRON ROD FOR CORNER;

THENCE WEST PARALLEL TO COUNTY LINE ROAD AND THE NORTH LINE OF SAID 78 ACRE TRACT 188.89 FEET TO AN IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEG. 29 MIN. EAST, 420.91 FEET PARALLEL TO COCKRELL HILL ROAD

TO AN IRON ROD SET FOR CORNER ON THE SOUTH LINE OF SAID 78 ACRE TRACT;
THENCE EAST, 188.89 FEET ALONG THE SOUTH LINE OF SAID 78 ACRE TRACT TO THE
PLACE OF BEGINNING AND CONTAINING 1.824 ACRES OF LAND.

APN: 62-0079-000-028-00-111

POSTED

00341

NOV - 9 2018

377 OLD CHURCH ROAD
WAXAHACHIE, TX 75165

SCANNED COUNTY CLERK
ELLIS COUNTY, TEXAS

0000007581598

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: December 04, 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 July 05, 2005 and recorded in Document VOLUME 02142, PAGE 0221, AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 2150, PAGE 386 real property records of ELLIS County, Texas, with RAYMOND GREEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RAYMOND GREEN, securing the payment of the indebtednesses in the original principal amount of \$107,091.00, 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, BRUCE MILLER, PHILLIP PIERCEALL, ROBERT AGUILAR, WENDY LAMBERT, KENNY SHIREY, AARON PARKER, JOHN BEAZLEY, DOUGLAS RODGERS, TERRY WATERS, TRAVIS KADDATZ, LOGAN THOMAS, KRISTOPHER HOLUB, KATHY ARRINGTON, CARY CORENBLUM

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: _____



NOS00000007581598

EXHIBIT "A"

LOT 9, OF CHURCH ROAD ESTATES, AN ADDITION, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET D, SLIDE 387, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.



NOS0000007581598

POSTED

00342

SCANNED

NOV - 9 2018

819 PAISLEY LANE
RED OAK, TX 75154

0000007946767

NOTICE OF [SUBSTITUTE] TRUSTEE SALE
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: December 04, 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 August 03, 2006 and recorded in Document CLERK'S FILE NO. 0624051, AS AFFECTED BY MODIFICATIONS ON CLERK'S FILE NO.'S 1519919 & 1624525 real property records of ELLIS County, Texas, with HORACE SHAW, JR AND LINDA SHAW, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HORACE SHAW, JR AND LINDA SHAW, securing the payment of the indebtednesses in the original principal amount of \$152,394.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE 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. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.
14523 SW MILLIKAN WAY SUITE 200
BEAVERTON, OR 97005

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

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: _____



NOS0000007946767

EXHIBIT "A"

LOT 29 BLOCK H OF HARMONY ADDITION, AN ADDITION TO THE CITY OF RED OAK, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET H, SLIDE 67, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.



NOS00000007946767

POSTED

NOV - 9 2018

000343

COUNTY CLERK
ELLIS COUNTY, TEXAS

00000007951494

1200 W RED OAK RD
RED OAK, TX 75154

SCANNED

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: December 04, 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 June 30, 2016 and recorded in Document CLERK'S FILE NO. 1618009 real property records of ELLIS County, Texas, with WILBURN J HARRISON AND NATALIE S HARRISON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILBURN J HARRISON AND NATALIE S HARRISON, securing the payment of the indebtednesses in the original principal amount of \$486,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SUNTRUST BANK 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. SUNTRUST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SUNTRUST BANK
1001 SEMMES AVENUE MAIL CODE RVW 3014
RICHMOND, VA 23224

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

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: _____



NOS00000007951494

EXHIBIT "A"

LOT 1, BLOCK A OF ARGUMANIZ ACRES. AN ADDITION TO THE CITY OF RED OAK, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 244 OF THE PLAT RECORDS ELLIS COUNTY, TEXAS.



NOS0000007951494

SCANNED

POSTED

NOV 13 2018

COUNTY CLERK
ELLIS COUNTY

00345

NOTICE OF FORECLOSURE SALE

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

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

LOT 7, BLOCK 2, HUNTER'S GLENN, PHASE ONE, AN ADDITION IN ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET D, SLIDE 211, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.

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

Date: December 4, 2018

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

Place: ELLIS County Courthouse in Waxahachie, Texas at the southeast porch of the Ellis County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

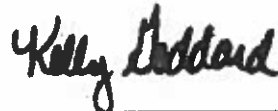
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Salvador P. Santos ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated September 13, 2006, as modified and executed by Debtor in the Original Principal Amount of \$136,400.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of the IGSC Series II Trust, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated September 13, 2006, designating Mitchell L. Heffernan as the Original Trustee and is recorded in the office of the County Clerk of ELLIS County, Texas, under Instrument No. 0628539, Volume 02252, Page 1929, of the Real Property Records of ELLIS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

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

8. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

DATED NOV 13 2018



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

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

SN/XXX882

POSTED


NOV 13 2018

COUNTY CLERK
ELLIS COUNTY, TEXAS**NOTICE OF SUBSTITUTE TRUSTEE SALE****Deed of Trust Date:**
12/16/1998**Grantor(s)/Mortgagor(s):**
ROBERTO PENA AND AMY PENA**Original Beneficiary/Mortgagee:**
CRESTPOINTE FINANCIAL CORP.**Current Beneficiary/Mortgagee:**
U.S. Bank, N.A., as trustee for Lehman ABS
Manufactured Housing Contract Senior/Subordinate
Asset-Backed Certificate Trust, Series 2001-B, by
Green Tree Servicing LLC
Property County:
ELLIS**Recorded in:**
Volume: 01524
Page: 0281
Instrument No: 9827620**Mortgage Servicer:**
Ditech Financial LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.**Mortgage Servicer's Address:**
345 St. Peter Street,
St. Paul, MN 55102**Legal Description:** SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"**Date of Sale:** 12/4/2018**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):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please *Send* written notice of the active duty military service to the sender of this notice immediately.



Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna
Stockman, David Stockman, Russell Stockman,
Michelle Schwartz, Denise Boerner, Kathy Arrington
or Jack Beckman
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-17-34252-POS
Loan Type: Conventional Residential

"EXHIBIT A"

EXHIBIT "A"

All that certain lot, tract or parcel of land being known and designated as Lot 1, Lone Elm Road Estates, an Addition in Ellis County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 419, Plat Records, Ellis County, Texas, and being more particularly described metes and bounds as follows:

BEING all that certain lot, tract or parcel of land lying in the ELLEN BALLARD SURVEY, A-120, in Ellis County, Texas, and being a part of a called 5.000 acre tract of land as described by deed and recorded in Volume 830, Page 886, Deed Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a railroad spike set in Lone Elm Road for the southeast corner of the aforesaid tract and same for this tract; said railroad spike set bears approximately N 59°52'25" E, 537 feet from the intersection of a 90° turn in Lone Elm Road with Cox Road and said railroad spike being the southwest corner of a called 9.13 acre tract of land as described by deed and recorded in Volume 780, Page 139, Deed Records, Ellis County, Texas;

THENCE S 59°52'25" W, 207.87 feet along Lone Elm Road to a railroad spike set in said road for the southwest corner of this tract and which bears N 59°52'25" E, approximately 38.08 feet from the original southwest corner of the called 5.000 acre tract and is also a southerly southeast corner of a called 1.394 acre tract of land conveyed out of the called 5.00 acre tract and is recorded in Volume 941, Page 168, Deed Records, Ellis County, Texas;

THENCE along the lower east and upper south line of the called 1.394 acre tract as follows: N 29°17'29" W, 232.84 feet to a 1/2" steel rod set for the northwest corner of this tract and N 59°20'16" E, 206.54 feet to a 1/2" steel rod set in the east line of the called 5.00 acre tract for the northeast corner of this tract;

THENCE S 29°37'34" E, 234.75 feet along the east line of the called 5.00 acre tract to the POINT OF BEGINNING and containing approximately 1.112 acres of land of which 0.143 acre lies within a county road leaving a net acreage of 0.969 acre.