

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON NOVEMBER 3, 2020.**

**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.**

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

**LOT 24, BLOCK 4, UNIVERSITY PARK, PHASE II, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 666 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: November 3, 2020

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

Place: The Southeast porch of the Ellis County Courthouse; or at the area designated by the Commissioner's Court as the place where foreclosure sales will take place.

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

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.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any Substitute 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.

4. **Type of Sale.** The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deeds of trust/contracts for foreclosure of tax liens executed by Kevin Wayne Dunsmore and Jonie Marie Dunsmore. The deeds of trust are dated November 19, 2010, February 21, 2012 and February 25, 2013 and are recorded in the office of the County Clerk of Ellis County, Texas, under Clerk's Document Nos. 1027735, 1205097 and 1306369, respectively, in the Official Public Records of Ellis County, Texas.

5. **Obligations Secured.** The deeds of trust provide that they secure the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory notes in the original principal amounts of \$3,788.09, \$4,358.61 and \$4,379.23, respectively, executed by Kevin Wayne Dunsmore and Jonie Marie Dunsmore and payable to the order of Propel Financial Services, LLC; (2) all renewals and extensions of the notes; and (3) any and all present and future indebtedness of Kevin Wayne Dunsmore and Jonie Marie Dunsmore to Propel Financial Services, LLC. PROPEL FINANCIAL SERVICES, Agent and Attorney In Fact for TLF National Tax Lien Trust 2017-1; 12672 Silicon Drive, Ste. 150, San Antonio, TX 78249, is the current owner and holder of the Obligations and is the beneficiary under the deeds of trust. Propel Financial Services, as mortgage servicer, is representing the mortgagee, TLF National Tax Lien Trust 2017-1 under a servicing agreement with the mortgagee.

Questions concerning the sale may be directed to the counsel for the beneficiary:  
BRIAN S. BELLAMY: 7200 N MoPac Expy., Suite 310, Austin, Texas, 78731: 512-346-6011;  
[brian@stavroskellylaw.com](mailto:brian@stavroskellylaw.com)

6. Default and Request To Act. Default has occurred under the deeds of trust, and the beneficiary has requested Brian S. Bellamy, Wendy Storey, Dylan Schultz (7200 N MoPac Expy., Suite 310, Austin, Texas, 78731), Jim Mills, Susan Mills, Emily Northern, George Hawthorne, Ed Henderson, Russel Slation, Michelle Schwartz, Russell Stockman, Brenda Wiggs, Jack Beckman, David Stockman and/or Kathy Arrington (P.O. Box 9932, Austin, TX 78766), any to act 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.

DATED: August 24, 2020



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Brian S. Bellamy, Substitute Trustee  
Texas Bar No. 24045476  
STAVROS & KELLY, PLLC  
7200 N MoPac Expy., Suite 310  
Austin, Texas 78731  
(512) 346-6011  
(512) 346-6005 (Facsimile)  
[brian@stavroskellylaw.com](mailto:brian@stavroskellylaw.com)

00162

POSTED

SEP 14 2020

SCANNED

COUNTY CLERK  
ELLIS COUNTY, TEXAS

325 Meandering Way, Glenn Heights, TX 75154

20-011027

**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: 11/03/2020

Time: Between 10:00 AM and beginning not earlier than 10:00 AM 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 04/04/2019 and recorded in the real property records of Ellis County, TX and is recorded under Clerk's File/Instrument Number 1909198, with Brigitte Lavon Akil (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for DAS Acquisition Company, LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Brigitte Lavon Akil, securing the payment of the indebtedness in the original amount of \$206,196.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING LOT 10, BLOCK 6, STONE CREEK PHASE I, AN ADDITION TO THE CITY OF GLENN HEIGHTS, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 467, OF THE MAP AND/OR PLAT RECORDS OF 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. LoanCare LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC  
3637 Sentara Way  
Virginia Beach, VA 23452

Donna Stockman

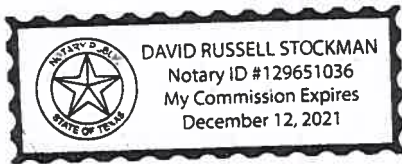
**SUBSTITUTE TRUSTEE**

Michelle Schwartz, Tim Lewis, Brenda Wiggs,  
Denise Boerner, David Stockman, Guy Wiggs,  
Donna Stockman, Kathy Arrington  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

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 14 day of Sept, 2020.



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: \_\_\_\_\_

00163

SCANNED

POSTED  
SEP 24 2020  
COUNTY CLERK  
ELLIS COUNTY, TEXAS

107 WATER GARDEN DRIVE  
WAXAHACHIE, TX 75165

0000008968810

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: November 03, 2020

Time: The sale will begin at 1:00 PM 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 17, 2019 and recorded in Document CLERK'S FILE NO. 1910837 real property records of ELLIS County, Texas, with S.R. SIMS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by S.R. SIMS, securing the payment of the indebtednesses in the original principal amount of \$517,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2019-2 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
55 BEATTIE PLACE  
MAILSTOP 015  
GREENVILLE, SC 29601



NTSS0000008968810

107 WATER GARDEN DRIVE  
WAXAHACHIE, TX 75165

0000008968810

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LARRY PETR, TIM LEWIS, RUSSELL STOCKMAN, BRENDA WIGGS, DENISE BOERNER, JACK BECKMAN, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, OR MICHELLE SCHWARTZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

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

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

107 WATER GARDEN DRIVE  
WAXAHACHIE, TX 75165

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ELLIS

**EXHIBIT "A"**

LOT 3, BLOCK 1, THE ESTATES OF GARDEN VALLEY, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDES 419 THROUGH 422, PLAT RECORDS, ELLIS COUNTY, TEXAS.



# Notice of Trustee's Sale

SCANNED

POSTED

OCT 07 2020

COUNTY CLERK  
ELLIS COUNTY, TEXAS

Date: **October 2, 2020**  
Trustee: **Lee J. Schmitt**  
Mortgagee: **Bar Lots, LLC, a Texas Limited Liability Company**  
Note: **May 25, 2012, Principal Amount \$4,400.00**

00164

## Deed of Trust

Date: **May 25, 2012**  
Grantor: **Donald Joe Davis  
LaKeisha Bradford Davis**  
Mortgagee: **Bar Lots, LLC, a Texas Limited Liability Company**

## Recording information:

Property Description: **Being All That Lot, Tract Or Parcel Of Land Known As Lot 25, Block 182 According To the Phillips And Hawkins Official Map Of The City Of Waxahachie, Texas, And The Subdivision Thereof Filed In The Ellis County, Texas OPR At Volume 130, Page 314 Save And Except That Portion Of Block 25 that Was Deeded To Annie Pugh, Filed At Ellis County, Texas, OPR Volume 173, Page 471; This Property is Carried On The Ellis County Tax Roll As 25B Munchus Subdivision, Being 0.216 Acres, More Or Less, In The City Of Waxahachie, Ellis County, Texas (174826)**

(Address: 104 Munchus St Waxahachie, Ellis County, Texas 75165)

County: **Ellis County**  
Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**  
Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**  
Date of Sale (first Tuesday of month): **November 3, 2020**  
Time of Sale: **10:00 am**  
Place of Sale: **Ellis County Courthouse**

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

Notice is given that on the **November 3, 2020**, Trustee will offer the Property for sale at public auction at the **Ellis County Courthouse, Waxahachie, Texas**, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the **10:00 AM**, and sale will be conducted no later than three hours thereafter.

10-2-2020

**Lee J. Schmitt, Trustee**

**NOTICE OF TRUSTEE'S SALE**

SCANNED

**POSTED**

Date: October 9, 2020

00165

OCT 09 2020

Contract for Deed

COUNTY CLERK  
ELLIS COUNTY, TEXAS

Date: October 25, 2001

Seller: BILLBET06, LP, a Texas Limited Partnership

Purchaser: Francisco Rodriguez

Property: 3.16 Acres of land, being TR. ELEVEN (11) of DEAREN ESTATES, PHASE 3, a subdivision in Ellis County, Texas, according to the map or plat thereof recorded in Cab. E, Env. 281 of the Map and Plat Records of Ellis County, Texas.

Recording information: This Contract for Deed is Unrecorded

Trustee: Deborah L. Lemons  
PO Box 423  
Centerville, TX 75833


Date of Sale (first Tuesday of month): November 3, 2020

Time of Sale: 10:00 a.m.

Place of Sale: Waxahachie, Texas, at the Ellis County Courthouse, in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Default has occurred in the Contract for Deed. Purchaser 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.

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.

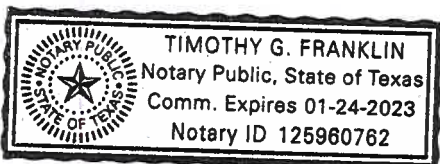
  
Deborah L. Lemons, Trustee

(Acknowledgment)

THE STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on October 9, 2020, by Deborah L. Lemons.

  
Notary Public, State of Texas

Notice of Trustee's Sale

SCANNED

POSTED

Date: October 9, 2020

00166

OCT 09 2020

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

COUNTY CLERK  
ELLIS COUNTY, TEXAS

Lender: Ladd Vien

Note: A certain promissory note executed by ELVIRA CONYERS, dated September 10, 2019, in the original principal amount of \$121,600.00, and secured by the real property referenced above.

Deed of Trust: Date: September 10, 2019

Grantor: ELVIRA CONYERS, P.O.BOX 1830 Midlothian, Ellis County, Texas 76065

Lender: Ladd Vien

Recording information: Said Deed of trust being recorded in the Real Property Records of Ellis County, Property (including any improvements): Exhibit "A"

County: Ellis County

Date of Sale (first Tuesday of month): November 3, 2020

Time of Sale: between 10:00 a.m. and 1:00 p.m.

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

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

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


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

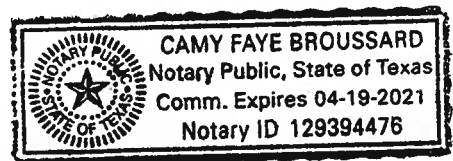
  
Trustee, Glynn Lowrie

STATE OF TEXAS §

COUNTY OF ELLIS §

This instrument was acknowledged before me on October 9, 2020, by Glynn Lowrie, Trustee

  
Notary Public, State of Texas



BEING A PART OF LOT 1A OF THE REPLAT OF LOT 1, TEJAS TRAILS, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 405, PLAT RECORDS, ELLIS COUNTY, TEXAS (P.R.E.C.T.), SAID TRACT ALSO BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO LADD VEIN, RECORDED IN INSTRUMENT NO. 1614093, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO W.B. CUNNINGHAM, JR., RECORDED IN VOLUME 772, PAGE 667, DEED RECORDS, ELLIS COUNTY, TEXAS (D.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 813, ALSO KNOWN AS BROWN STREET, AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 1A;

**THENCE** NORTH 88°58'21" EAST, ALONG THE NORTH LINE OF SAID LOT 1A, PASSING AT A DISTANCE OF 290.11 FEET A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 1B OF SAID ADDITION, AND CONTINUING FOR A TOTAL DISTANCE OF 435.48 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" SET FOR CORNER;

**THENCE** NORTH 00°53'23" WEST, A DISTANCE OF 149.65 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE NORTH LINE OF SAID LOT 1A AND THE SOUTH LINE OF LOT 6 OF SPRING CREEK, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 137, P.R.E.C.T.;

**THENCE** NORTH 89°06'37" EAST, ALONG THE COMMON LINE OF SAID LOT 1A AND SAID SPRING CREEK ADDITION, A DISTANCE OF 547.33 FEET TO A 5/8-INCH IRON ROD FOUND AT THE SOUTH COMMON CORNER OF LOTS 10 AND 11 OF SAID SPRING CREEK ADDITION;

**THENCE** SOUTH 01°25'23" EAST, LEAVING SAID COMMON LINE, A DISTANCE OF 307.94 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE NORTH LINE OF LOT 10, BLOCK 1 OF THE ESTATES OF GARDEN VALLEY, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 419, P.R.E.C.T.;

**THENCE** SOUTH 86°36'13" WEST, ALONG SAID NORTHLINE OF THE ESTATES OF GARDEN VALLEY ADDITION, A DISTANCE OF 623.89 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" SET AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1A AND THE SOUTHWEST CORNER OF SAID CUNNINGHAM TRACT;

**THENCE** NORTH 00°53'23" WEST, A DISTANCE OF 121.92 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" SET AT THE SOUTHWESTERLY ELL CORNER OF SAID LOT 1A AND THE NORTHWEST CORNER OF SAID CUNNINGHAM TRACT;

**THENCE** SOUTH 86°38'29" WEST, A DISTANCE OF 362.66 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5674" SET IN SAID EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 813 AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1A;

**THENCE** NORTH 00°56'16" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 78.22 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 214,721 SQUARE FEET OR 4.929 ACRES OF LAND, MORE OR LESS.

00167

SCANNED

POSTED

OCT 13 2020

COUNTY CLERK  
ELLIS COUNTY, TEXAS

**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:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING LOTS 2 & 3, BLOCK 2 OF NORA ALEXANDER ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 176, PAGE 443, OF THE DEED 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:** November 3, 2020

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

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

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

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

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

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

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Daniel James Garcia a/k/a Daniel J. Garcia and Jaclyn L. Norris ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated January 31, 2002 and executed by Debtor in the Original Principal Amount of \$95,050.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association as Trustee of the Cabana Series IV Trust, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated January 31, 2002, designating Jack Dunn as the Original Trustee and is recorded in the office of the County Clerk of ELLIS County, Texas, under Volume 01832, Page 0764, 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 OCT 13 2020



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

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

OCT 13 2020

COUNTY CLERK  
ELLIS COUNTY, TEXAS**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:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF WAXAHACHIE, COUNTY OF ELLIS, STATE OF TX, AND IS DESCRIBED AS FOLLOWS: LOT 35, BLOCK H, OF CAMDEN PARK, PHASE 2, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN/UNDER CABINET J, SLIDES 501-503, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS. A.P.N.: 274852

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

**Date:** November 3, 2020

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

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

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

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

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

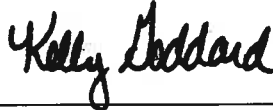
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Maria Teresa Saldivar-Padron and Tony Ayala, Jr. ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated October 10, 2019 and executed by Debtor in the Original Principal Amount of \$202,189.00. The current beneficiary of the Deed of Trust is CooperZadeh LLC, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated October 10, 2019, designating Brett M. Shanks as the Original Trustee and is recorded in the office of the County Clerk of ELLIS County, Texas, under Instrument No. 1932237, 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.

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DATED OCT 13 2020



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