

SCANNED POSTED
APR 22 2021

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE
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 & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 18, 2008 and recorded under Clerk's File No. 0802571, in the real property records of ELLIS County Texas, with Alice Hughes, single as Grantor(s) and Neatherlin Homes, Inc. as Original Mortgagee.

Deed of Trust executed by Alice Hughes, single securing payment of the indebtedness in the original principal amount of \$102,813.85 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Alice Hughes. The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

LOT 8, BLOCK 4, LAKEVIEW ADDITION, DIVISION 24, CABINET A, SLIDE 56, PLAT RECORDS CITY OF ENNIS, ELLIS COUNTY, TEXAS

SALE INFORMATION

Date of Sale: 06/01/2021

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: ELLIS County Courthouse, Texas at the following location: 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

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



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.

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, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Brenda Wiggs, Donna Stockman, David Stockman, Guy Wiggs, Bob Dickerson, Bruce Miller, Aaron Parker, Terry Waters, Michelle Schwartz, Logan Thomas, Travis Kaddatz, Kathy Arrington, Shawn Schiller, Cary Corenblum, Matthew Hansen, Clay Golden, David Ray, Douglas Rodgers, Joshua Sanders, Larry Petr, Phillip Pierceall, Russell Stockman, Wendy Lambert, Janet Pinder, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 04/19/2021.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-19-1683

00031

NOTICE OF SUBSTITUTE TRUSTEE SALE

SCANNED

Deed of Trust Date:
11/21/2012

Grantor(s)/Mortgagor(s):
JAMES BERT WALKER, A SINGLE PERSON

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

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

POSTED

APR 22 2021

COUNTY CLERK
ELLIS COUNTY, TEXAS

Recorded in:
Volume: 02665
Page: 0250
Instrument No: 1226609

Property County:
ELLIS

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Date of Sale: 6/1/2021

Earliest Time Sale Will Begin: 1pm

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.



Michelle Schwartz, Brenda Wiggs, Guy Wiggs,
Donna Stockman, David Stockman, Russell Stockman, Janet Pinder, Kathy Arrington or Jack Beckman
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

EXHIBIT "A"

BEING a tract or parcel of land situated in the City of Ennis, Ellis County, Texas, and being part of the William Joice Survey Abstract 573 and being Lot 1 Block 1 of Baker Addition Unit 2, an addition to the City of Ennis as recorded in Volume 1 Page 164, now known as Cabinet A Slide 434 of the Plat Records of Ellis County, and also being that tract of land conveyed to Alfred W. Jakubik, Jr. And Alfred W. Jakubik, Sr. by deed recorded in Volume 1462 Page 985 of the Official Public Records of Ellis County, and being more particularly described as follows:

BEGINNING at a point for corner at a ½" iron rod found in the southerly line of East Milam Street at the northwesterly corner of said Jakubik tract said point also being the northeasterly corner of Lot 9 Block 1 of Baker Addition, an addition to the City of Ennis as recorded in Cabinet A Slide 210 of the Plat Records of Ellis County conveyed to Enrique Perez by deed recorded in Volume 2245 Page 594 of the Official Public Records of Ellis County;

THENCE North 60° 00' East (record bearing) along the southerly line of East Milam Street a distance of 69.0 feet to a point for corner at an "X" cut in concrete;

THENCE South 29° 43' 55" East (South 30° East, deed) along the easterly line of said Jakubik tract and the westerly line of that 2.1322 acre tract of land conveyed to Allen Samuels Realty, Inc. by deed recorded in Volume 2078 Page 1947 of the Official Public Records of Ellis County a distance of 125.19 feet (124.3 feet, deed) to a point for corner at a ½" iron rod found;

THENCE South 59° 50' 46" West (South 60° West, deed) along the southerly line of said Jakubik tract and the northerly line of an alley a distance of 69.39 feet (69.0 feet, deed) to a point for corner at a 1" iron pipe found;

THENCE North 29° 33' 10" West (North 30° West, deed) along the westerly line of said Jakubik tract and the easterly line of said Lot 9 Block 1 of Baker addition a distance of 125.38 feet (124.3 feet, deed) to the PLACE OF BEGINNING and containing 0.1990 acre.

POSTED

MAY 04 2021

**COUNTY CLERK
ELLIS COUNTY, TEXAS**

NOTICE OF TRUSTEE'S SALE

SCANNED

00032

“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: April 26, 2021

CONTRACT FOR DEED:

DATE: January 24, 2015

BUYER: Jerome A. Motley and Jeanette Lenore Dixon

SELLER: Dresco Investments, Inc

COUNTY WHERE PROPERTY IS LOCATED: Ellis

PROPERTY: See Exhibit “A” attached hereto and incorporated herein by reference

HOLDER: Dresco Investments, Inc
P.O. Box 490069
Key Biscayne, Florida 33149

TRUSTEE: Robert J. Rockett or Cathyrine L. Rockett

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

DATE OF SALE (first Tuesday of month): June 1, 2021

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

PLACE OF SALE OF PROPERTY: Southeast step of the Ellis County Courthouse, Waxahachie, Ellis County, Texas or if no area is designated 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.

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

After recording, return to:

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

Exhibit "A"

BEING a part of the T.J. Chambers Survey, Abstract 1, Ellis County, Texas, and a part of the tract described in deed from Baptist Foundation of Texas to DRESCO Investments, Inc. recorded in Volume 1821, Page 2267, Official Public Records of said County and being more particularly described as follows;

BEGINNING at a ½ inch steel rod set in the center of Bruce Road, and the common line of said DRESCO tract and the tract described in deed from Union Acceptance Company to Alvin G. Nelson, Jr. recorded in Volume 2154, Page 1581 of said Official Public Records; at a point that is S 51⁰ 04'29" W, 1185.67 feet from the most east corner of said DRESCO tract;

THENCE N 39⁰21 '10" E, 1027.98 feet to a 1/2-inch steel rod set;

THENCE S 50⁰41 '49" E, 500.00 feet to a 1/2-inch steel rod set;

THENCE S 39⁰21 '08" W, 1024.69 feet to a ½ inch steel rod set in the center of said Road and common line of said DRESCO and Nelson tracts;

THENCE N 51⁰ 04'29" W, with the common line of said DRESCO and Nelson tracts, 500.02 feet to the point of beginning and containing approximately 11.781 acres of land.



ORIGINAL

SCANNED

Notice of Substitute Trustee's Sale

Date: May 5, 2021

Substitute Trustee: Kevin A. Kosoris or Ashley L. Stroud

Address: 200A North Rogers Street
Waxahachie, Texas 75165

Lender: Marvin Stewart

Address: 5201 East Highway 67
Alvarado, Texas 76009

00033

POSTED

MAY 04 2021

**COUNTY CLERK
ELLIS COUNTY, TEXAS**

Note: A certain promissory note executed by Veneese Stewart, dated May 20, 2009, in the original principal amount of \$60,000.00 or as thereafter modified, bearing interest as therein specified, payable to Marvin Stewart Lumber and Hardware, Inc., and containing an attorney's fee clause, with interest and principal being payable as therein specified; being transferred to Marvin Stewart, individually, by that certain Assignment of Contracts dated July 6, 2020 and recorded under Instrument No. 2023552 in the Official Public Records of Ellis County, Texas.

Deed of Trust:

Date: May 20, 2009

Grantor: Veneese Stewart

Lender: Marvin Stewart Lumber and Hardware, Inc.

Recording information:

- Said Deed of Trust being recorded under Instrument No. 0912145 in the Official Public Records of Ellis County, Texas; being transferred to Marvin Stewart, individually, by that certain Assignment of Contracts dated July 6, 2020 and recorded under Instrument No. 2023552 in the Official Public Records of Ellis County, Texas.

Property: Being a tract of land located in the Radford Berry Survey, Abstract No. 42, Ellis County, Texas, and being part of a called 5.122 acre tract of land as described in a Deed recorded in Volume 2369, Page 1874, Deed Records, Ellis County, Texas (D.R.E.C.T.), more particularly described by metes and bounds on **Exhibit A** attached hereto and incorporated herein.

County: Ellis County

Date of Sale (first Tuesday of month): June 1, 2021

Time of Sale: between 1:00 p.m. and 4:00 p.m.


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

Lender has appointed Kevin A. Kosoris or Ashley L. Stroud as Substitute Trustee the Deed of Trust. Lender has instructed Substitute 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.

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.


Kevin A. Kosoris, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

This instrument was acknowledged before me on May 5, 2021, by Kevin A. Kosoris, Substitute Trustee.




Notary Public for the State of Texas

Exhibit A

BEING A TRACT OF LAND LOCATED IN THE RADFORD BERRY SURVEY, ABSTRACT NO. 42, ELLIS COUNTY, TEXAS, AND BEING PART OF A CALLED 5.122 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2369, PAGE 1874, DEED RECORDS, ELLIS COUNTY, TEXAS (D.R.E.C.T.), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE FOUND NEAR THE CENTERLINE OF E. COUNTY ROAD 109 FOR THE NORTHEAST CORNER OF SAID CALLED 5.122 ACRE TRACT, FROM WHICH A ½" IRON ROD FOUND BEARS S 22°17'54" E, 30.27 FEET FOR REFERENCE;

THENCE S 31°00'01" E, AT 30.00 FEET PASSING A 1/2" IRON FOUND WITH A CAP STAMPED "DUMAS SURVEYING" FOR REFERENCE, IN ALL A DISTANCE OF 521.87 FEET TO A ½" IRON ROD SET FOR A CORNER;

THENCE S 58°59'59" W, 125.25 FEET, TO A 1/2" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" FOR A CORNER;

THENCE N 31°00'30" W, A DISTANCE OF 521.15 FEET, TO A COTTON SPINDLE SET NEAR THE CENTERLINE OF SAID E. COUNTY ROAD 109, BEING IN THE NORTH LINE OF SAID CALLED 5.122 ACRE TRACT;

THENCE N 58°38'29" E, AT 115.94 PASSING A COTTON SPINDLE FOUND, CONTINUING IN ALL A DISTANCE OF 125.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.500 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF S. ERIK DUMAS, R.P.L.S. NO. 5371 ON FEBRUARY 4, 2008 AND AGAIN ON MAY 1, 2009. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83. SEE THE ACCOMPANYING SURVEY MAP ATTACHED HRETO AND MADE A PART HEREOF.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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 & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 30, 2007 and recorded under Vol. 02349, Page 2196, or Clerk's File No. 0732330, in the real property records of ELLIS County Texas, with Johnny M. Davis and Gloria V. Davis, Married as Grantor(s) and Financial Freedom Senior Funding Corporation, a Subsidiary of Indy Mac Bank, F.S.B. as Original Mortgagee.

Deed of Trust executed by Johnny M. Davis and Gloria V. Davis, Married securing payment of the indebtedness in the original principal amount of \$210,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Johnny M. Davis and Gloria V. Davis. Seattle Bank is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Reverse Mortgage Solutions, Inc. is acting as the Mortgage Servicer for the Mortgagee. Reverse Mortgage Solutions, Inc., is representing the Mortgagee, whose address is: 14405 Walters Road, Suite 200, Houston, TX 77014.

Legal Description:

LOT 40, OF UNIT-2 REVISED HIGHLAND PARK ADDITION, AN ADDITION TO THE CITY OF ENNIS, AS RECORDED IN VOLUME 2, PAGE 91, NOW KNOWN AS CABINET A, SLIDE 401, OF THE MAP RECORDS OF ELLIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 06/01/2021

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: ELLIS County Courthouse, Texas at the following location: 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

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



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.

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, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Brenda Wiggs, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Kathy Arrington, Russell Stockman, Janet Pinder, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 05/03/2021.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-21-0177

00035

SCANNED

POSTED

MAY 07 2021

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.”

Date: May 4, 2021

CONTRACT FOR DEED:

DATE: February 1, 2001

BUYER: Ronald Holcomb and Tamara Holcomb

SELLER: Landco Investments, Inc.

COUNTY WHERE PROPERTY IS LOCATED: Ellis

PROPERTY: See Exhibit “A” attached hereto and incorporated herein by reference for all purposes.

HOLDER: Landco Investments, Inc.
P.O. Box 69
Key Biscayne, Florida 33149

TRUSTEE: Robert J. Rockett or Cathyrine L. Rockett

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

DATE OF SALE (first Tuesday of month): June 1, 2021

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

PLACE OF SALE OF PROPERTY: Steps of the Ellis County Courthouse, Waxahachie, Ellis County, Texas.

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.

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 May 4 , 2021.



NOTARY PUBLIC
STATE OF TEXAS

After recording, return to:

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