

00188

SCANNED

POSTED

DEC 17 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

309 GRAVEL STREET
WAXAHACHIE, TX 75165

0000009137605

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: February 02, 2021

Time: The sale will begin at 10:00 AM 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 October 26, 2010 and recorded in Document VOLUME 02538, PAGE 0001 real property records of ELLIS County, Texas, with LAWRENCE E SCOTT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LAWRENCE E SCOTT, securing the payment of the indebtednesses in the original principal amount of \$69,069.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



309 GRAVEL STREET
WAXAHACHIE, TX 75165

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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 LOGAN THOMAS, BOB DICKERSON, PHILLIP PIERCEALL, AARON PARKER, DOUGLAS RODGERS, TERRY WATERS, BRUCE MILLER, TRAVIS KADDATZ, CLAY GOLDEN, WENDY LAMBERT, DAVID RAY, SHAWN SCHILLER, CARY CORENBLUM, JOSHUA SANDERS, MATTHEW HANSEN, CRAIG MUIRHEAD 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: _____

309 GRAVEL STREET
WAXAHACHIE, TX 75165

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ELLIS

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE S.M. DURRETT SURVEY, ABSTRACT NO. 272 IN THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING ALL OF THE SAME TRACT OF LAND AS CONVEYED TO LAWRENCE EDWARD SCOTT BY DEED AS RECORDED IN VOLUME 2320, PAGE 2168 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), SAID LAWRENCE SCOTT TRACT BEING A PORTION OF THE GRAVEL PIT LOT AS SHOWN ON THE PLAT OF THOMPSON'S SOUTHLAND ADDITION, AS RECORDED IN VOLUME 206, PAGE 189 OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS (DRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL ROD SET FOR THE WEST CORNER OF SAID LAWRENCE SCOTT TRACT AND SAME FOR THIS TRACT AND AN EXISTING NORTHERLY SOUTH CORNER OF THE RESIDUAL OF A THIRD TRACT AS CONVEYED TO EMMA SCOTT BY DEED AS RECORDED IN VOLUME 612, PAGE 945 DRECT, IN THE NORTHEAST LINE OF GRAVEL STREET, A 20' WIDE PUBLIC RIGHT OF WAY, SAID THIRD TRACT BEING THE RESIDUAL OF THE GRAVEL PIT LOT AS SHOWN ON THE PLAT OF SAID THOMPSON'S SOUTHLAND ADDITION, SAID ROD BEARS S 30 DEGREES 00' 00" E, 30.00 FEET FROM THE SOUTH CORNER OF A TRACT OF LAND CONVEYED TO ROBERT WHEATON, ET UX BY DEED AS RECORDED IN VOLUME 2257, PAGE 1346 OPRECT;

THENCE N 60 DEGREES 00' 00" E, 100.00 FEET TO A 1/2" STEEL ROD SET FOR THE NORTH CORNER OF SAID LAWRENCE SCOTT TRACT AND SAME FOR THIS TRACT AND BEING AN EXISTING INNER ELL CORNER OF SAID THIRD TRACT;

THENCE S 30 DEGREES 00' 00" E, 50.00 FEET TO A 1/2" STEEL ROD SET FOR THE EAST CORNER OF SAID LAWRENCE SCOTT TRACT AND SAME FOR THIS TRACT AND THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO JOHN WASHINGTON, ET UX BY DEED AS RECORDED IN VOLUME 371, PAGE 468 DRECT;

THENCE S 60 DEGREES 00' 00" W, 100.00 FEET TO A 1/2" STEEL ROD SET FOR THE SOUTH CORNER OF SAID LAWRENCE SCOTT TRACT AND SAME FOR THIS TRACT AND THE WEST CORNER OF SAID WASHINGTON TRACT IN THE NORTHEAST LINE OF SAID GRAVEL STREET;

THENCE N DEGREES 00' 00" W, 50.00 FEET ALONG THE NORTHEAST LINE OF SAID GRAVEL STREET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 0.1148 ARE OF LAND.

NOTICE OF SUBSTITUTE TRUSTEE SALE

SCANNED

00189

Deed of Trust Date:
5/28/2019

Grantor(s)/Mortgagor(s):
JIMMY P DUBOSE JR AND ANGELA M
BOTELLO HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR 5TH STREET CAPITAL, INC., ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Greene Street Funding Trust

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 1915096

Property County:
ELLIS

POSTED
DEC 22 2020
COUNTY CLERK
ELLIS COUNTY, TEXAS

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
6200 S. Quebec St.,
Greenwood Village, CO 80111

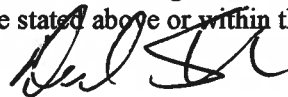
Legal Description: LOT 2, OF PEACEFUL PRAIRIE ESTATES, AN ADDITION TO ELLIS COUNTY,
TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN/UNDER CABINET J, SLIDE 569, PLAT
RECORDS, ELLIS COUNTY, TEXAS.

Date of Sale: 2/2/2021

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

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

service to the sender of this notice immediately.

MH File Number: TX-20-78650-POS
Loan Type: Conventional Residential

NOTICE OF ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: 05/22/2006
 Grantor(s): RICHARD OSAYI
 FOSTINA OSAYI
 Original Mortgagee: HOME123 CORPORATION
 Original Principal: \$172,600.00
 Recording Information: Book 02226 Page 2022 Instrument 0617698
 Property County: Ellis
 Property: (See Attached Exhibit "A")
 Reported Address: 928 COUNTRY CREEK LN, RED OAK, TX 75154

POSTED

DEC 29 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS**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, National Association, As Trustee For Securitized Asset Backed Receivables LLC Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3
 Mortgage Servicer: PHH Mortgage Corporation
 Current Beneficiary: Wells Fargo Bank, National Association, As Trustee For Securitized Asset Backed Receivables LLC Trust 2006-NC3 Mortgage Pass-Through Certificates, Series 2006-NC3
 Mortgage Servicer Address: 1 Mortgage Way, Mount Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of February, 2021
 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(s) is/are no longer the area(s) designated by the Ellis County Commissioner's Court, at the area most recently designated by the Ellis County Commissioner's Court.

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 Michelle Schwartz, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Janet Pinder, Kathy Arrington or Jack Beckman, Michael Burns, Tori Jones, 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;

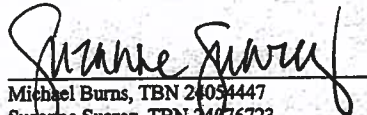
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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. Michelle Schwartz, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Janet Pinder, Kathy Arrington or Jack Beckman, Michael Burns, Tori Jones, 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.

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.

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 Michelle Schwartz, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Janet Pinder, Kathy Arrington or Jack Beckman, Michael Burns, Tori Jones, or Suzanne Suarez, any to act as substitute trustee under and by virtue of said Deed of Trust.

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



Michael Burns, TBN 24054447
Suzanne Suarez, TBN 24076723
Marilyn Jones, TBN 24077649
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICE

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded 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.

By: _____

Exhibit "A"

BEING LOT 29R, BLOCK 5, COUNTRY RIDGE ESTATES, AN ADDITION IN ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET IN CABINET C, SLIDE 639, OF THE PLAT RECORDS OF ELLIS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SCANNER

DATE: January 6, 2021

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DEED OF TRUST:

DATE: August 21, 1996

GRANTOR: Jessie Coyle and Patricia Coyle

TRUSTEE: Royla M. Cox

BENEFICIARY: Fair Road Properties, Inc

COUNTY WHERE PROPERTY IS LOCATED: Ellis County

RECORDED IN: Document No. 9621716 of the Real Property Records of Ellis County, Texas.

PROPERTY: Lot 25, Block 1 at Batchler Creek Estates, an addition to Ellis County, Texas, as shown on the Recorded Plat of said addition filed of record in Cabinet B, Slid 316, Land Records of Ellis County, Texas.

~~POSTED
JAN 11 2020
COUNTY CLERK
ELLIS COUNTY, TEXAS~~

~~POSTED
JAN 11 2021
COUNTY CLERK
ELLIS COUNTY, TEXAS~~

NOTE:

DATE: August 21, 1996

AMOUNT: Nineteen Thousand Eight Hundred Seventy Nine and 88/100 Dollars (\$19,879.88)

MAKER: Jessie Coyle and Patricia Coyle

PAYEE and BENEFICIARY: Fair Road Properties, Inc

SUBSTITUTE TRUSTEE: Robert J. Rockett or Cathyrine L. Rockett

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

307 West Seventh Street, Suite 1719
Fort Worth, Texas 76102-5114

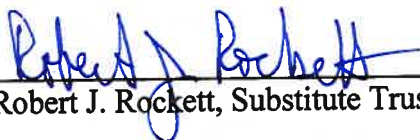
HOLDER: Fair Road Properties, Inc

DATE OF SALE OF PROPERTY: Tuesday, February 2, 2021

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

PLACE OF SALE OF PROPERTY: Southeast steps 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.

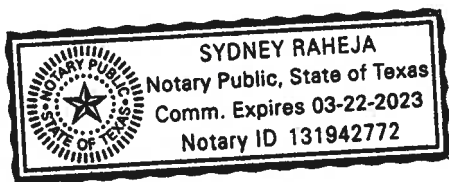
Because of default in performance of the obligation of the Deed of Trust and the Note, Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

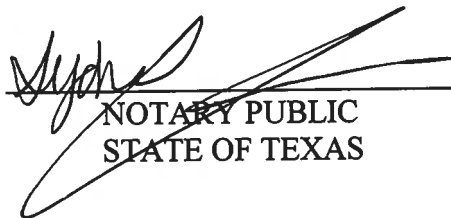

Robert J. Rockett, Substitute Trustee

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 January 11, 2021.




NOTARY PUBLIC
STATE OF TEXAS

After recording return to:
Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102-5114

NOTICE OF TRUSTEES SALE

C:\Documents and Settings\HP_Owner\Kims Documents\LAND HEADQUARTERS\Foreclosures\2021\1-6-21 Coyle Notice of Substitute Trustee's Sale.doc

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SCANNED

POSTED

JAN 11 2021

JAN 11 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

COUNTY CLERK
ELLIS COUNTY, TEXAS

WHEREAS, (buyers) Juan R. Banda and Dahlia Jasmine Banda, executed that certain Deed of Trust (with Security Agreement and Assignment of Rents), dated October 22, 2019, conveying to Obe Veldman., as Trustee, certain real property described therein to secure the payment of a debt described in said Deed of Trust, said Deed of Trust being recorded in Document Number 1932619, of the Real Property Records of Ellis County, Texas; and located in the Providence Ranch Subdivision, Tract 24B.


WHEREAS, Providence Ranch, LLC, is the legal and equitable owner and holder of the indebtedness secured by said Deed of Trust; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of February, 2021, between 10:00 o'clock A.M. and 1:00 o'clock P.M., I will sell the Land secured by the Deed of Trust at the door of the County Courthouse designated by the Ellis County Commissioner's Court as the location for such sales in Ellis County, Texas, to the highest bidder for cash. The earliest time the sale will begin is 10:00 A.M. Pursuant to applicable law; the sale will begin at such time or within three hours thereafter.

The Land is located in the County of Ellis, State of Texas, as more particularly described on Exhibit A attached hereto and incorporated herein. At the same time all personal property and fixtures to the extent they are covered by said Deed of Trust and applicable to the Land shall be sold.

WITNESS MY HAND this 11th day of January, 2021.



Obe Veldman, Trustee

Obe Veldman
310 N. 12th Street
Corsicana, TX. 75110
(903) 875-0050

EXHIBIT A
LEGAL DESCRIPTION

Tract #24B, approximately 16.57 acres situated in PROVIDENCE RANCH (the "Land"): Being all that certain lot, tract or parcel of land located in the Ruidoso Irrigation Co. Survey, Abstract No. 946, Ellis County, Texas, and being part of a called 899.11 acre tract of land as described in Deed to Providence Ranch LLC, recorded as Instrument No. 1807526 of the Official Public Records of Ellis County, Texas; and all of that certain lot, tract or parcel of land located in the A. De La Garza Survey Abstract No. 2, Ellis County, Texas, and being part of a called 899.11 acre tract of land as described in Deed to Providence Ranch LLC, recorded as Instrument No. 1807526 of the Official Public Records of Ellis County, Texas.