

00141

POSTED

JUN 25 2020

SCANNED

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.

Notice is hereby given that, subject to the terms and conditions set forth in this Notice, a public sale, at auction, of the Property (as that term is defined and described below) will be held at the date, time and place set forth in this Notice.

1. *Property to Be Sold.* The Property to be sold, including improvements (collectively, the "Property"), is described as follows:

Legal Description of the Property:

Lot 6, Block 3, of Country South Addition Phase 3, an addition to the City of Midlothian, Ellis County, Texas according to the map thereof recorded in Cabinet H, Slide 325, of the Plat Records, of Ellis County, Texas, ratified in Volume 2530, Page 1252, Official Public Records, Ellis County, Texas

Mailing Address of the Property:

5871 Kolter Ln.
Midlothian, Texas 76065-6076

2. *Security Document Creating Lien That Is The Subject of Sale.*

Deed of Trust dated February 27, 2014, executed by Michael Brent Kitchens, as Manager of BCCG Investments, LLC for the benefit of First Financial Bank, N.A. (the "Beneficiary"), and filed in the Official Public Records of Ellis County, Texas as Instrument No. 1404067, Volume 02751, Page 2212 (the "Deed of Trust").

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

Date: August 4, 2020

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

Place: Southeast porch of the Ellis County Courthouse or at such other place as designated by the Commissioner's Court of Ellis County, Texas for foreclosure sales pursuant to the Texas Property Code.

The Beneficiary reserves the right to postpone, withdraw, or reschedule the sale for another day. In the event that the sale is postponed or rescheduled, notice of the date of any rescheduled Substitute Trustee's Sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to permitting the Beneficiary to have its bid(s) credited to the amounts owing under the terms of the Note (as hereafter described) that is secured by the Deed of Trust.

Those desiring to purchase the Property will need to demonstrate their immediate ability to pay by cash (which may be by cashier's check) at the time that 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 matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable Property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee or Substitute 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" 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 undersigned, as Substitute Trustee, reserves the right to set reasonable conditions (in addition to the conditions set forth herein) 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 Substitute Trustee.

5. *Type of Sale.* The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by court order and the Deed of Trust.

6. *Obligations Secured.* The Deed of Trust dated February 27, 2014 provides that it secures the payment of the indebtedness and obligations therein described including, including but not

limited to the Note in the original principal amount of \$247,500.00 and payable to the order of First Financial Bank, N.A., which are the current owners and holders of the afore-mentioned Note and Deed of Trust and are the Beneficiary identified therein.

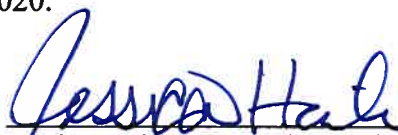
7. *Trustee/Substitute Trustee.* The undersigned has been appointed by the Beneficiary as Substitute Trustee under the terms of the Deed of Trust and may be referred to herein as either the "Trustee" or "Substitute Trustee".

8. *Default and Request to Act.* Default has occurred in the payment of indebtedness due under the afore-mentioned Note that is secured by the Deed of Trust. As a result, all of the unpaid balance of principal and accrued interest upon, the Note is now due and payable, along with all costs and expenses (including attorney's fees) that have been incurred by the Beneficiary and that are secured by the Deed of Trust. The Beneficiary has requested the Substitute Trustee under the Deed of Trust, to conduct this sale, the proceeds of such sale to be applied in accordance with the terms of the Deed of Trust. Notice is hereby given that before the sale, the Beneficiary may appoint another person substitute trustee to conduct the sale.

THEREFORE, at the date, time and place set forth above, the undersigned, as Substitute Trustee, will sell the Property (including any improvements) at public auction to the highest bidder for cash (subject to the right of the Beneficiary to have its bid(s) credited to the amounts due under the Note) pursuant to the terms of the Deed of Trust and applicable law.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, First Financial Bank, N.A.-April Collum (325) 627-7544.

Dated: June 22, 2020.



Jessica Haile or Brandon Knighton, Substitute Trustee

McMahon Surovik Suttle, P.C.

400 Pine Street, Suite 800

Abilene, Texas 79601

325-676-9183 - Telephone

325-676-8836 - Facsimile

jhaile@mcmahonlawtx.com

bknighton@mss.law

SCANNED

POSTED

JUL 01 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 17 - Phase I, filed of record on July 20, 2001 under Volume 1792, Page 1681, of the Official Public Records of Ellis County, Texas (hereinafter referred to as the "Declaration"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Property Owners Association of Lake Ridge, on August 8, 2017, March 1, 2018, August 24, 2018 and August 13, 2019, sent notice of default in payment of assessments to **NAUMAAN KHAN and DANA HOUSER**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **NAUMAAN KHAN and DANA HOUSER**, have continued to default in the payment of their indebtedness to Property Owners Association of Lake Ridge and the same is now wholly due, and Property Owners Association of Lake Ridge, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Property Owners Association of Lake Ridge.

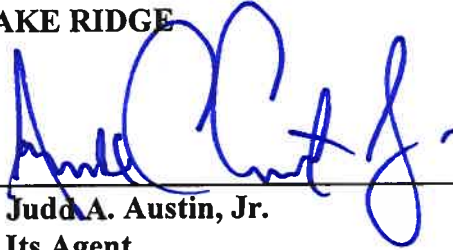
NOW, THEREFORE, notice is hereby given that on Tuesday, the 4th day of August, 2020, between 10:00 a.m. and 4:00 p.m., **Property Owners Association of Lake Ridge** will sell the herein described real estate (including any improvements thereon) at public auction at the southeast corner of the Ellis County Courthouse, 101 West Main, Waxahachie, Ellis County, Texas, or as designated by the Ellis County Commissioners, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and any statutory right of redemption. The earliest time at which said sale will begin will be 11:00 a.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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

WITNESS my hand this 1st day of July, 2020.

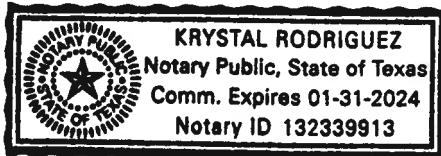
PROPERTY OWNERS ASSOCIATION
OF LAKE RIDGE

By: 
Judd A. Austin, Jr.
Its Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, Jr., agent for Property Owners Association of Lake Ridge, 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 therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, this 1st day of July, 2020.




Notary Public, State of Texas

PREPARED BY:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

EXHIBIT "A"

Being Lot 1416, LAKE RIDGE, SECTION 17, PHASE 1, an Addition to the City of Cedar Hill, Ellis County, Texas, according to the Map or Plat recorded in Cabinet E, Slides 306 thru 308, of the Plat Records of Ellis County, Texas (the "Property").

SCANNED

00144

POSTED

JUL 02 2020
COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 089970-TX

Date: June 30, 2020

County where Real Property is Located: Ellis

ORIGINAL MORTGAGOR: DANIEL MORALES AND CASSANDRA MORALES, HUSBAND AND WIFE.

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 8/10/2018, RECORDING INFORMATION: Recorded on 8/13/2018, as Instrument No. 1823229 Correction Instrument recorded on 08/28/2018 as Instrument No. 1824848

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 3, BLOCK DD, SADDLEBROOK ESTATES PHASE 1B-1, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET I, SLIDE 550 OF THE MAP AND/OR PLAT RECORDS OF ELLIS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/4/2020, the foreclosure sale will be conducted in Ellis County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the 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. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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



4725094

AP NOS/SOT 08212019


Matter No.: 089970-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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 TERRY WATERS, LOGAN THOMAS, BOB DICKERSON, ASHLEE LUNA, AARON PARKER, DOUGLAS RODGERS, BRUCE MILLER, TRAVIS KADDATZ, SHAWN SCHILLER, AURORA CAMPOS, CARY CORENBLUM, MATTHEW HANSEN, MICHELLE SCHWARTZ, TIM LEWIS, RUSSELL STOCKMAN, JACK BACKMAN, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, KATHY ARRINGTON, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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.

By: _____


Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

00145

SCANNED

POSTED

JUL 13 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

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: S.D. MATTHEWS & ASSOCIATES, PLLC, 1905 WEST ENNIS AVE., STE 506, ENNIS, TEXAS 75119.

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed or Trust dated NOVEMBER 5, 2009 and recorded under Vol. 2480, Page 1671, or Clerk's File No. 0924240, in the real property records of ELLIS County Texas, with Marco Campos and Maria Campos, husband and wife as Grantor(s) and Joe E. Landsfeld and Janice Landsfeld, solely as nominees for Joe E. Landsfeld and Janice Landsfeld, their successors and assigns as Original Mortgagee.

Deed of Trust executed by Marco Campos and Maria Campos, husband and wife securing payment of the indebtedness in the original principal amount of \$\$60,000.00 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 S Marco Campos and Maria Campos, husband and wife. Joe E. Landsfeld and Janice Landsfeld are the current mortgagees (the "Mortgagees") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagees by virtue of a servicing agreement with the Mortgagees. 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. S.D. Matthews, PLLC is acting as the Mortgage Servicer for the Mortgagee. S.D. Matthews, PLLC is representing the mortgagees, whose address is: c/o Stewart D. Matthews 1905 W. Ennis Ave., Ste 506, Ennis, Texas 75119.

Legal Description:

BEING LOT No. Six (6) IN BLOCK No. Seven (7) OF Tower Hill Addition to ELLIS COUNTY, TEXAS.

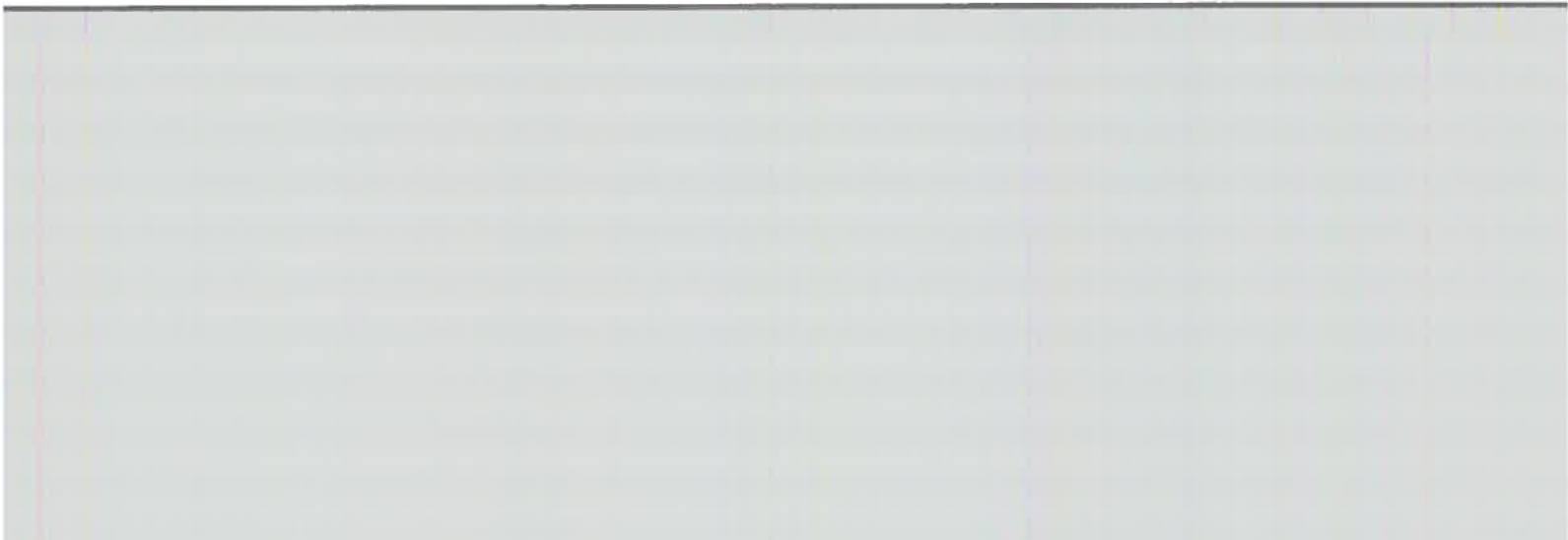
SALE INFORMATION

DATE OF SALE: AUGUST 4, 2020
10:00 A.M.

EARIEST TIME SALE WILL BEGIN:

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, al 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 Mortgagees 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 Mortgagees' 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 Mortgagees or the Mortgagees' 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 MORTGAGEES OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagees and/or the Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Cody Matthews, Deb Kahler, Jessica Trajoczek or S.D. Matthews & Associates, PLLC, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of tile Texas Property Code is:

S.D. Matthews & Associates, PLLC
1905 W. Ennis Ave., Ste 506
Ennis, Texas 75119
(972) 398-6666

Executed on 7/13/2020

/s/ Stewart D. Matthews
Stewart D. Matthews
State Bar No. 24039042
Attorney@accidentlawyer.legal
1905 W. Ennis Avenue, Suite 506
Ennis, Texas 75119
(972) 398-6666 – Phone
(214) 206-9991 – Fax

00146

SCANNED
POSTED
JUL 14 2020
COUNTY CLERK
ELLIS COUNTY, TEXAS

6031 SHADY OAKS LANE
MIDLOTHIAN, TX 76065

00000008185225

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: August 04, 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 November 02, 2010 and recorded in Document VOLUME 02540, PAGE 0359 real property records of ELLIS County, Texas, with DERRIC A. TAYLOR, SR. AND KERENSA V. TAYLOR, grantor(s) and SOUTHWEST SECURITIES, FSB, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DERRIC A. TAYLOR, SR. AND KERENSA V. TAYLOR, securing the payment of the indebtednesses in the original principal amount of \$527,130.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLAINSCAPITAL 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



NTSS00000008185225

6031 SHADY OAKS LANE
MIDLOTHIAN, TX 76065

00000008185225

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: _____

6031 SHADY OAKS LANE
MIDLOTHIAN, TX 76065

0000008185225

0000008185225

ELLIS

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING KNOWN AND DESIGNATED AS LOT 3 BLOCK D, STONEWOOD RANCH, PHASE TWO, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDES 337 AND 338, PLAT RECORDS, ELLIS COUNTY, TEXAS.

SCANNED

POSTED

JUL 14 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

00147

118 SANDY LANE
WAXAHACHIE, TX 75165

00000008021149

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: August 04, 2020

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 January 24, 2003 and recorded in Document VOLUME 01912 PAGE 1667 real property records of ELLIS County, Texas, with TERRELL LYNN HALL AND LISA GERTRUDE HALL, grantor(s) and ALPHA MORTGAGE U.S.A., INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TERRELL LYNN HALL AND LISA GERTRUDE HALL, securing the payment of the indebtednesses in the original principal amount of \$68,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF NRZ PASS-THROUGH TRUST VI 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



NTSS00000008021149

POSTED
JUL 14 2020
COUNTY CLERK
ELLIS COUNTY, TEXAS

118 SANDY LANE
WAXAHACHIE, TX 75165

00000008021149

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 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: _____

POSTED
JUL 14 2020
COUNTY CLERK
ELLIS COUNTY, TEXAS

118 SANDY LANE
WAXAHACHIE, TX 75165

00000008021149

00000008021149

ELLIS

EXHIBIT "A"

LOT 14, BLOCK 3, OF GROVE CREEK SUBDIVISION, UNIT 1 -B, SECTION TWO, AN ADDITION IN ELLIS COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 608, PLAT RECORDS OF ELLIS COUNTY, TEXAS.

00148

SCANNED

POSTED

JUL 14 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

WHEREAS, on or about August 8, 2016, a Notice of Lien was filed in the Deed Records of Ellis County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Melissa Barajas and Mario Ruben Barajas, the present owners of said real property, to Buffalo Ridge Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Melissa Barajas and Mario Ruben Barajas have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, August 4, 2020, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Ellis County: The southeast porch of the Ellis County Courthouse at 109 S. Jackson Street, Waxahachie, Texas 75165, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, Ellis County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

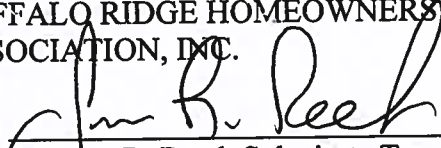
Said real estate is described as follows:

Lot 7, Block L, of Buffalo Ridge Addition, Phase I, an addition to the City of Waxahachie, Ellis County, Texas, according to the map thereof recorded in Cabinet H, Slide 317 and 318, of the Plat Records, of Ellis County, Texas (109 Coyote Run)

WITNESS my hand this 14 day of July 2020

BUFFALO RIDGE HOMEOWNERS
ASSOCIATION, INC.

By:


Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 14 day of July, 2020, at the Ellis County Courthouse in Ellis, Texas.

