

00170

SCANNED

POSTED

OCT 27 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

Notice of Foreclosure Sale

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

The LIFE ESTATE held by Francis L. Jordan in that certain real property, being all that certain lot, tract, and parcel of land being known and designated as LOT 46, BLOCK 6 of RIDGE CREST ESTATES, SECTION 1, an addition in Ellis County, Texas, according to the Plat thereof recorded in Cabinet B, Slides 120, 121, and 122 of the Plat Records of Ellis County, Texas, and being more commonly known as 869 FM 664 (869 E. Ovilla Road), Red Oak, Texas 75154

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust dated January 9, 2006 from JIM D. JORDAN and wife, FRANCIS L. JORDAN to THE MARK HARLESS FAMILY LIVING TRUST and MARK HARLESS, and recorded in the real property records of Ellis County, Texas.

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

Date: December 1, 2020

Time: The sale will begin no earlier than 10:00 a.m. and no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Ellis County Courthouse in Waxahachie, Texas, at the following location: in the area designated for sales under section 51.002 of the Texas Property Code.

The deed of trust 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled 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 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. 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 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 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.

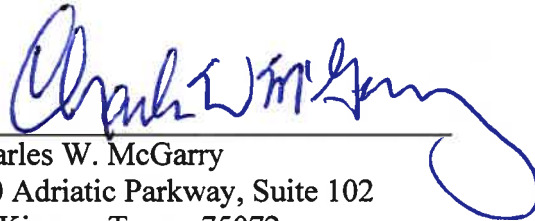
5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Brown and Brown.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the Real Estate Lien Note executed by JIM D. JORDAN and wife, FRANCIS L. JORDAN, and payable to the order of THE MARK HARLESS FAMILY LIVING TRUST and MARK HARLESS. Thurman Selman is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

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.

Dated: October 23, 2020.



Charles W. McGarry
200 Adriatic Parkway, Suite 102
McKinney, Texas 75072
(214) 748-0800
cmcgarry@ix.netcom.com

SUBSTITUTE TRUSTEE

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 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: 12/01/2020

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 Tim Lewis, Denise Boerner, 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, 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 10/26/2020.

/s/ Danya F. Gladney SBOT No. 24059786, 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

OCT 29 2020

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

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

1. Property to Be Sold. The property to be sold is described as follows: LOT 1, BLOCK 6, OF KENSINGTON PARK NORTH, PHASE ONE, AN ADDITION TO THE CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET, I, SLIDE 229, OF THE PLAT RECORDS, OF ELLIS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/08/2015 and recorded in Document 1511296 real property records of Ellis County, Texas.

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

Date: 12/01/2020

Time: 01:00 PM

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

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by SHEILA KAY HANNA AND OLIVER CARL HANNA, provides that it secures the payment of the indebtedness in the original principal amount of \$222,578.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Origin Bank is the current mortgagee of the note and deed of trust and ORIGIN BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is Origin Bank c/o ORIGIN BANK, 1 Corporate Dr., Suite 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

**THIS FORECLOSURE SALE IS BEING CONDUCTED
UNDER THE EXCEPTION REFERENCED IN
GOVERNOR ABBOTT'S EXECUTIVE ORDER GA-
28(1)(A)**

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Ellis County Clerk and caused it to be posted at the location directed by the Ellis County Commissioners Court.

Notice of Substitute Trustee's Sale

Date: October 27, 2020
Substitute Trustee: Kevin A. Kosoris or Ashley L. Stroud
Address: 200A North Rogers Street
Waxahachie, Texas 75165
Lender: Rolando Moody, Sr.
Address: 10601 Arkansas Avenue
Brownsville, Texas 78521

POSTED
OCT 30 2020
COUNTY CLERK
ELLIS COUNTY, TEXAS

Note: A certain promissory note executed by Eusebio Palacios Acuna, dated May 24, 2017, in the original principal amount of \$47,940.00 or as thereafter modified, bearing interest as therein specified, payable to Lender, and containing an attorney's fee clause, with interest and principal being payable as therein specified.

Deed of Trust:

Date: May 24, 2017
Grantor: Eusebio Palacios Acuna
Lender: Rolando Moody, Sr.

Recording information:

Said Deed of Trust being recorded under Instrument No. 1718142 in the Official Public Records of Ellis County, Texas.

Property: See **Exhibit A** attached hereto;
Commonly known as 4025 V V Jones Road, Venus, Texas 76084.

County: Ellis County

Date of Sale (first Tuesday of month): December 1, 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 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 October 27, 2020, by Kevin A. Kosoris, Substitute Trustee.



Notary Public for the State of Texas



Exhibit A

Legal description of land:

BEING all that certain lot, tract, or parcel of land situated in the RADFORD BERRY SURVEY, ABSTRACT NO. 42, in Ellis County, Texas, and being a part of a called 51.465 acre tract of land as described by deed and recorded in Volume 868, page 398, Deed Records, Ellis County, Texas (DRECT), and being more particularly described as follows:

BEGINNING at a railroad spike set in V.V. Jones Road (a county road) and in the occupied east line of the said Berry Survey for the northeast corner of this tract and same for the aforesaid tract, and also being the southeast corner of a residual of a called 170 acre tract (approx. 47.55 acres) of land as described by deed and as recorded in Volume 389, Page 020 DRECT;

THENCE S 30°04'00" E, 202.42 feet (Deed - Same bearing 202.50 feet) along the upper east line of the aforesaid tract and same for this tract and along said V.V. Jones Road and along said occupied Berry survey line to a 1/2" steel rod found for the upper southeast corner of this tract and same for the aforesaid tract and being the northeast corner of a called 10 acre residual tract (out of a called 170 acres) as referenced by deed and as recorded in Volume 483, Page 215, DRECT;

THENCE S 60°04'30" W, 1010.51 feet (Deed - Same Bearing and distance) along the upper south line of the aforesaid tract and same for this tract and along the north line of the said 10 acre tract to a 1/2" steel rod set for an inset southeast corner of this tract and same for the aforesaid tract and being the northwest corner of the called 10 acre tract;

THENCE S 29°46'10" E, 432.86 feet (Deed - S 29°56'20" E. 432.54 feet) along the lower east line of this tract and same for the aforesaid tract and along the west line of the said 10 acre residual tract to a 1/2" steel rod found for the lower southeast corner of this tract and same for the aforesaid tract and being the southwest corner of the residual 10 acre tract and also lies in the north line of a called 49.70 acre tract of land as described by deed and as recorded in Volume 825, Page 258, DRECT;

THENCE S 59°57'26" W. 1050.90 feet (Deed - S 59°58'30" W) along the lower south line of this tract and same for the aforesaid tract and along the north line of the called 49.70 acre tract to a 1/2" steel rod set for the southwest corner of this tract;

THENCE N 30°00'00" W. 634.73 feet through the said 51.465 acre tract to a 1/2" steel rod set in the north line of the aforesaid 51.465 acre tract and same for this tract and in the south line of a called 30.014 acre tract of land as described in deed and as recorded in Volume 1210, Page 484, Official Public Records Ellis County, Texas, (OPRECT);

THENCE N 60°00'00" E. 2062.91 feet (Deed - Record Reference Bearing) along the north line of this tract and same for the aforesaid 51.465 acre tract and along the south line of the called 30.014 acre tract and along the south line of the previously mentioned 47.55 acre tract to the POINT OF BEGINNING and containing approximately 20.000 acres of land.

Notice of Trustee's Sale

POSTED

Date: **October 30, 2020**
 Trustee: **Lee J. Schmitt**
 Mortgagee: **Bar Lots, LLC, a Texas Limited Liability Company**
 Note: **May 25, 2012, Principal Amount \$4,400.00**

00175

NOV 02 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

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): **December 1, 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 **December 1, 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.

10-30-2020

Lee J. Schmitt, Trustee

NOV 05 2020

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 1st day of December, 2020, the undersigned Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the property described herein as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability because of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, a.m., but the sale may begin not later than three (3) hours after that time. The sale will take place at the southeast porch of the Ellis County Courthouse, or, if the preceding area is no longer the area designated by the Ellis County Commissioner's Court, at the area most recently designated by the Ellis County Commissioner's Court.

COUNTY CLERK
ELLIS COUNTY, TEXAS

Date of Deed of Trust: October 15, 2018

Executed by: Maria Del Carmen Garcia Lizarde, a single person, and Abigail Velazquez, a single person

Original Trustee named in Deed of Trust: James R. Pitts

Original amount of Secured Indebtedness: \$1,050,000.00

Original Beneficiary named in Deed of Trust: Yan Sun

Current Mortgagee's Name and Address: Yan Sun, 1605 Indigo Trail, Allen, TX 75002

Property described in Deed of Trust: Situated in Ellis County, Texas, and being described as follows:

BEING a tract of land situated in the W. Mitchell Survey, Abstract No. 688, and the E.D. Harrison Survey, Abstract No. 512, Ellis County, Texas, also being a tract of land conveyed to Sophie Sun Ranch Italy LP, according to the deed recorded in Volume 2816, Page 2287, Deed Records of Ellis County, Texas, (DIRECT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of the herein described tract of land and an easterly corner of a tract of land conveyed to Saldena Properties LP, recorded in Volume 2274, Page 2153, DIRECT, said iron rod also being in the northwest line of US Hwy 77 and at the beginning of a non-tangent curve to the right whose radius is 904.93 feet and whose chord bears S 16°34'08" W, 620.12 feet (Deed- S 16°33'30" W, 620.00 feet);

THENCE in a southwesterly direction with the east line of the herein described tract of land and the said northwest line of US Hwy 77, also with the said non-tangent curve to the right, an arc distance of 632.94 feet to a point for an easterly corner of the herein described tract of land;

THENCE S 37°09'28" W, with the southeast line of the herein described tract of land and the said northwest line of US Hwy 77, a distance of 657.16 feet to a point for a southeasterly corner of the herein described tract of land;

THENCE S 50°57'33" W, with the southeast line of the herein described tract of land and the said northwest line of US Hwy 77, a distance of 102.25 feet to a point for a southeasterly corner of the herein described tract of land;

THENCE S 37°43'09" W, with the southeast line of the herein described tract of land and the said northwest line of US Hwy 77, a distance of 305.36 feet to a 1/2 inch iron rod found for a southerly corner of the herein described tract of land;



THENCE S 23°09'32" W, with the southeast line of the herein described tract of land and the said northwest line of US Hwy 77, a distance of 103.28 feet to a 1/2 inch iron rod found for a southerly corner of the herein described tract of land;

THENCE S 37°34'52" W, with the southeast line of the herein described tract of land and the said northwest line of US Hwy 77, a distance of 93.11 feet to a 1/2 inch iron rod found for a southerly corner of the herein described tract of land, said iron rod also being in the northeast line of a tract of land conveyed to Cipriana Tovar, recorded in Volume 556, Page 725, DRECT;

THENCE N 32°04'05" W, with an internal line of the herein described tract of land and the said northeast line of the Tovar tract, a distance of 211.84 feet to a point for an internal corner of the herein described tract of land and the north corner of the said Tovar tract;

THENCE S 43°27'58" W, with the south line of the herein described tract of land and the northwest line of the said Tovar tract, a distance of 146.30 feet to a point for a southerly corner of the herein described tract of land and the west corner of the said Tovar tract;

THENCE S 80°42'39" W, with the south line of the herein described tract of land, a distance of 449.80 feet to a point for a southwesterly corner of the herein described tract of land;

THENCE N 65°17'39" W, with the southwest line of the herein described tract of land, a distance of 319.68 feet to a point for a southwesterly corner of the herein described tract of land, said point also being in the northeast line of Dale Evans Drive;

THENCE N 23°52'32" W, with the southwest line of the herein described tract of land and the said northeast line of Dale Evans Drive, a distance of 426.82 feet to a 1/2 inch iron found for the west corner of the herein described tract of land and a southwesterly corner of the said Saladena tract;

THENCE N 62°33'53" E (Bearing Basis), with the northwest line of the herein described tract of land and a southeasterly line of the said Saladena tract, a distance of 2318.34 feet to the POINT OF BEGINNING and containing 33.693 acres (1,467,687 square feet) of land, more or less.

Said Deed of Trust is recorded as Instrument Number 201831723, Real Property Records of Ellis County, Texas. If the above description of the property conflicts with the description in said Deed of Trust, the description in the Deed of Trust will control.

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.

EXECUTED this 2nd day of November, 2020.

Michael V. Killough

Michael V. Killough,
Substitute Trustee
10455 N Central Expy, Ste 109-201
Dallas, TX 75231-2213
214 324-3483

00177

SCANNED

POSTED

NOV 06 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 5, 2020

NOTE: A certain promissory note executed by Norma Carreno, dated April 9, 2019, in the original principal amount of \$400,000.00, payable to Lender, and containing an attorney's fee clause

DEED OF TRUST:

Date: April 9, 2019
Borrower: Norma Carreno
Beneficiary: Artemio Perales
Recorded: Document No. 2032171 in the Real Property Records of Ellis County, Texas

LENDER: Artemio Perales

BORROWER: Norma Carreno

PROPERTY: The real property described as follows:

Lot 20R, Block C, of Rock Creek Estates, Third Installment, an addition to Ellis County, Texas, According to the Replat Thereof, Recorded in Volume F, Page 298, Plat Records of Ellis County

Together with all improvements now or erected on the such property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights and water stock, and all fixtures, including but not limited to, heating and colling equipment, now or hereafter attached to the property, all of which, including replacements and additions thereto

Commonly known as 869 Meadow Lark Lane, Red Oak, Texas 75154.

SUBSTITUTE TRUSTEE: Travis D. Weitzel

Substitute Trustee's Mailing Address:

P.O. Box 1163
800 Highway 290 West, Suite D600
Dripping Springs, Texas 78620

DATE OF SALE (first Tuesday of month): December 1, 2020

TIME OF SALE: Between 10:45 a.m. and 12:30 p.m.

PLACE OF SALE: Ellis County Courthouse in the location designated by the Ellis County Commissioners:

Default has occurred in the performance of obligations under the Deed of Trust and Security Agreement. This is a nonjudicial deed of trust and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Norma Carreno. Beneficiary has appointed Travis D. Weitzel as Substitute Trustee of the Deed of Trust and Security Agreement and instructed Substitute Trustee to offer the Property for sale.

Notice is given that on the Date of the 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 the sale will occur is the Time of Sale and the sale will be conducted no later than three hours thereafter.

The sale and conveyance of the Property will be subject to all matters of record applicable to the Property. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property. The Property will be sold AS IS, WHERE, AND WITH ALL FAULTS.

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



TRAVIS D. WEITZEL, Substitute Trustee

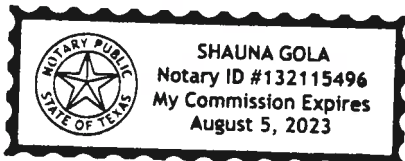
STATE OF TEXAS §

COUNTY OF HAYS §

This instrument was acknowledged before me on November 5, 2020, by Travis Weitzel, Substitute Trustee.



Notary Public for the State of Texas



SCANNED

POSTED

00178

NOV 09 2020

COUNTY CLERK
ELLIS COUNTY, TEXAS

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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 OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, NAOMI B. SIMPSON AND EVAN P. SIMPSON, WIFE AND HUSBAND delivered that one certain Deed of Trust dated MAY 3, 2019, which is recorded in INSTRUMENT NO. 1912578 of the real property records of ELLIS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$232,707.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.


NOTICE IS HEREBY GIVEN that on Tuesday, **DECEMBER 1, 2020, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:**

BEING LOT 50, IN BLOCK 21, OF INDIAN HILLS, UNIT TWO, AN ADDITION TO THE CITY OF WAXAHACHIE, IN ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 714, PLAT RECORDS, ELLIS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of ELLIS County, Texas, for such sales (OR AT SOUTHEAST PORCH AT FRONT ENTRANCE).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: NOVEMBER 9, 2020.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR MICHELLE SCHWARTZ OR RUSSELL STOCKMAN OR BRENDA WIGGS OR JACK BECKMAN OR DAVID STOCKMAN OR GUY WIGGS OR DONNA STOCKMAN OR KATHY ARRINGTON OR JANET PINDER

FILE NO.: GMG-2348
PROPERTY: 102 REDMAN LANE
WAXAHACHIE, TEXAS 75165

NAOMI B. SIMPSON

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1283