

NOTICE OF SUBSTITUTE TRUSTEE SALE

SCANNED

00636

Deed of Trust Date:
4/23/2019

Grantor(s)/Mortgagor(s):
DAVID B. JETER AND ROBIN E. JETER

Original Beneficiary/Mortgagee:
PARK PLACE FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY

Current Beneficiary/Mortgagee:
Toorak Capital Partners, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 1911081

Property County:
ELLIS

POSTED

MAY 20 2021

**COUNTY CLERK
ELLIS COUNTY, TEXAS**

Mortgage Servicer:
Situs Asset Management LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
4601 College Boulevard, Suite 300,
Leawood, KS 66211

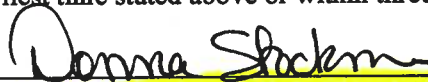
Legal Description: SOUTH ONE-HALF OF LOT 3 AND ALL OF LOT 4, BLOCK 11, UNIVERSITY ADDITION, AN ADDITION TO THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET, A, SLIDE 147, PLAT RECORDS, ELLIS COUNTY, TEXAS.

Date of Sale: 7/6/2021

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.

00037

SCANNED

POSTED

JUN 03 2021

COUNTY CLERK
ELLIS COUNTY, TEXAS

SELECT PORTFOLIO SERVICING, INC. (SPS)
FRANTZ, RUTH AND TERRANCE
365 OLD CHURCH ROAD, WAXAHACHIE, TX 75165

CONVENTIONAL
Firm File Number: 20-036369

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 25, 2002, RUTH FRANTZ AND TERRANCE FRANTZ, A MARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to ROBERT K FOWLER, as Trustee, the Real Estate hereinafter described, to ABN AMRO MORTGAGE GROUP, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of ELLIS COUNTY, TX and is recorded under Clerk's File/Instrument Number 0231692 Volume 01890, Page 1572, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 6, 2021 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Ellis county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Ellis, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 8 OF OLD CHURCH ESTATES, PHASE 2, AN ADDITION IN ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET D, SLIDE 387, PLAT RECORDS, ELLIS COUNTY, TEXAS.

SERIAL #124-03344 AB
MAKE: REDMAN
DIMENSIONS: 56X32
YEAR: 2003

Property Address:	365 OLD CHURCH ROAD WAXAHACHIE, TX 75165
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-4 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119

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.



SUBSTITUTE TRUSTEE
Brenda Wiggs, Guy Wiggs, Donna Stockman, David
Stockman, Russell Stockman, Michelle Schwartz, Janet
Pinder, Kathy Arrington or Jack Beckman
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

POSTED

JUN 14 2021

COUNTY CLERK
ELLIS COUNTY, TEXAS

31438

SCANNED

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF
SUBSTITUTE TRUSTEE'S SALE**

DATE: June 14, 2021

NOTE: Promissory Note described as follows:

Date: November 15, 2018
Maker: Blue Sky Muine Properties, LLC
Payee: Christina Liska
Original Principal Amount: \$327,649.25

DEED OF TRUST: Deed of Trust described as follows:

Date: November 15, 2018
Grantor: Blue Sky Muine Properties, LLC, a Texas limited liability company
Trustee: Phillip Gilbert
Beneficiary: Christina Liska, a single person
Recorded: as Instrument No. 1834093 in the real property records of Ellis County,
Texas

LENDER: Christina Liska

BORROWER: Blue Sky Muine Properties, LLC

PROPERTY: The real property described as follows:

See Exhibit "A" attached hereto.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Harold L. Housley, Jr.

Substitute Trustee's Mailing Address:

108 S. Beaton St., Suite F
Corsicana, Texas 75110

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

July 6, 2021, the first Tuesday of the month, to commence no earlier than 1 p.m. and no later than three (3) hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S 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.

NOTICE

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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 MORTGAGE OR MORTGAGE SERVICER.

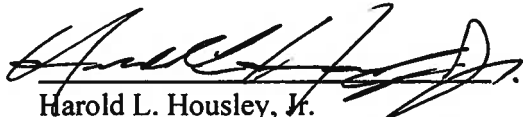
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of June 14, 2021.


Harold L. Housley, Jr.
Attorney

After recording, please return original to:

HOUSLEY AND COLLINS, ATTORNEYS AT LAW, PLLC
Attn: Harold L. Housley, Jr.
108 S. Beaton St., Suite F
Corsicana, Texas 75001

The State of Texas
County of Ellis

This instrument was acknowledged before me, on 06-14-21
personally appeared Harold L. Housley Jr.

Notary Public *Safa A Cloud*



Exhibit "A"

BEING A TRACT OF LAND SITUATED IN THE M. DAVIS SURVEY, ABSTRACT NO. 283, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CHRISTINA LISKA, RECORDED IN VOLUME 1432, PAGE 18, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (IRF) FOR THE SOUTHWEST CORNER OF SAID CHRISTINA LISKA TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO PATRICIA A. LEVACY AND CHARLES PATRICK LISKA, SAME BEING IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF FM HIGHWAY 1183 (A VARIABLE WIDTH ROW);

THENCE N 31°07'12" W, ALONG THE WEST LINE OF SAID CHRISTINA LISKA TRACT AND THE COMMON EAST LINE OF SAID LEVACY TRACT, A DISTANCE OF 1877.62 FEET TO A 1/2" IRF FOR THE NORTHWEST CORNER OF SAID CHRISTINA LISKA TRACT AND THE COMMON NORTHEAST CORNER OF SAID LEVACY TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO LARRY LISKA, RECORDED IN VOLUME 1423, PAGE 855, OPRECT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO OLSEN HIGLEY/UNIVERSITY PROPERTIES, LLC, RECORDED IN VOLUME 2330, PAGE 598, OPRECT;

THENCE N 58°43'32" E, ALONG THE NORTH LINE OF SAID CHRISTINA LISKA AND THE COMMON SOUTH LINE OF SAID OLSEN TRACT, A DISTANCE OF 1923.84 FEET TO A 1/2" IRF FOR THE NORTHEAST CORNER OF SAID CHRISTINA LISKA TRACT AND THE COMMON SOUTHEAST CORNER OF SAID OLSEN TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO OLSEN HIGLEY/UNIVERSITY PROPERTIES, LLC, RECORDED IN INSTRUMENT NO. 1717307, OPRECT AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO BOBBY LEE DENBOW, RECORDED IN VOLUME 859, PAGE 335, OPRECT;

THENCE S 30°35'13" E, ALONG THE EAST LINE OF SAID CHRISTINA LISKA TRACT AND THE COMMON WEST LINE OF SAID DENBOW TRACT, A DISTANCE OF 1667.60 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR A SOUTHEAST CORNER OF SAID CHRISTINA LISKA TRACT AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO CAROL BREWER, RECORDED IN INSTRUMENT NO. 1602965, OPRECT;

THENCE S 62°34'14" W, ALONG A SOUTH LINE OF SAID CHRISTINA LISKA TRACT AND THE COMMON NORTH LINE OF SAID BREWER TRACT, A DISTANCE OF 326.45 FEET TO A 1/2" IRF FOR A SOUTHEAST CORNER OF SAID CHRISTINA LISKA TRACT AND THE COMMON NORTHWEST CORNER OF SAID BREWER TRACT;

THENCE S 30°20'47" E, ALONG A SOUTH LINE OF SAID CHRISTINA LISKA TRACT AND THE COMMON WEST LINE OF SAID BREWER TRACT, A DISTANCE OF 269.41 FEET TO A 1/2" IRF FOR A SOUTHEAST CORNER OF SAID CHRISTINA LISKA TRACT AND THE

COMMON SOUTHWEST CORNER OF SAID BREWER TRACT, SAME BEING IN THE NORTH ROW LINE OF FM HIGHWAY 1183, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS THAT BEARS S 29°23'44" E, A DISTANCE OF 5764.56 FEET;

THENCE ALONG THE SOUTH LINES OF SAID CHRISTINA LISKA TRACT AND THE COMMON NORTH ROW LINE OF FM HIGHWAY 1183, AS FOLLOWS:

ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 0°33'13", AN ARC LENGTH OF 55.69 FEET, A CHORD THAT BEARS S 60°19'39" W, AND A CHORD LENGTH OF 55.69 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN ANGLE POINT;

S 63°51'52" W, A DISTANCE OF 93.04 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN ANGLE POINT;

S 59°49'31" W, A DISTANCE OF 1430.74 FEET TO THE POINT OF BEGINNING, AND CONTAINING 81.457 ACRES OF LAND, MORE OR LESS.

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SCANNED

POSTED

JUN 15 2021

COUNTY CLERK
ELLIS COUNTY, TEXAS

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

WHEREAS, on or about September 5, 2013, 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 Gloria Munoz, the present owner of said real property, to Buffalo Ridge Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Gloria Munoz has continued to default in the payment of her 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;

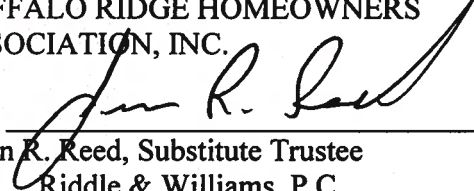
NOW, THEREFORE, notice is hereby given that on Tuesday, July 6, 2021 between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate The South Porch of the Courthouse of Ellis County or as designated by the County Commissioner's Office or in the Area Designated by the Commissioner's Court, Pursuant to Section 51.002 of the Texas Property Code, 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 17, Block G, Buffalo Ridge Phase IIA, an addition to the City of Waxahachie, Ellis County, Texas, according to the Final Plat Thereof Recorded in Cabinet H, Slide 538, Plat Records, Ellis County, Texas (224 Bison Meadow Drive)

WITNESS my hand this 11 day of June, 2021.

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 ___ day of _____, 2021, at the Ellis County Courthouse in Ellis, Texas.
