

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 August 31, 2010 and recorded under Vol. 02529, Page 1927, or Clerk's File No. 1019549, in the real property records of ELLIS County Texas, with Steven Ray Hoskins and Karla Marlene Alvarado-Hoskins, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for R.H. Lending, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Steven Ray Hoskins and Karla Marlene Alvarado-Hoskins, husband and wife securing payment of the indebtedness in the original principal amount of \$97,134.00 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 Steven Ray Hoskins and Karla Marlene Alvarado-Hoskins. LakeView Loan Servicing, LLC 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

BEING LOT 22 IN BLOCK 1 OF CARRIAGE HILL ESTATES, PHASE I, AN ADDITION TO ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET B, SLIDE 363, PLAT RECORDS, ELLIS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/06/2020

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 08/31/2020.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-17-0111

Notice of Substitute Trustee's Sale

Date: September 4, 2020

Substitute Trustee(s): Brian Ford, Brian Burks, Jennifer Kosumsuriya or A.J. Woodall

Mailing: P.O. Box 717
Waxahachie, Ellis County, Texas 75168

Physical: 200 North Elm Street
Waxahachie, Ellis County, Texas 75165

Lender: Citizens National Bank of Texas

Note: A certain promissory note executed by Grady M. Haight and Tina L. Haight in the original principal amount of \$1,165,989.00 or as thereafter modified, bearing interest as therein specified, payable to Citizens National Bank of Texas, and containing an attorney's fee clause, with interest and principal being payable as therein specified.

Deed of Trust:

Date: November 6, 2008

Grantor: Grady M. Haight and Tina L. Haight

Lender: Citizens National Bank of Texas

Recording information:

Said Deed of Trust being recorded at Volume 2419, Page 1398, of the Official Public Records of Ellis County, Texas.

Property: See **Exhibit A.**

County: Ellis County

Date of Sale (first Tuesday of month): October 6, 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 Brian Ford, Brian Burks, Jennifer Kosumsuriya or A.J. Woodall as Substitute Trustee under 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.



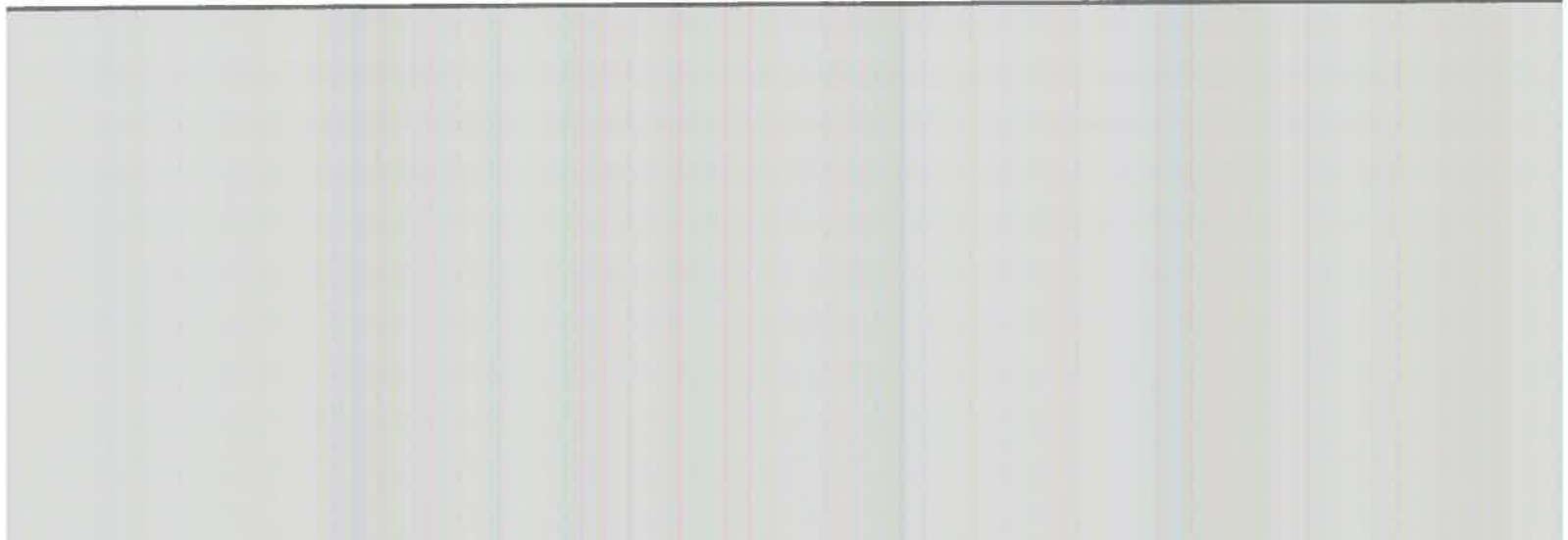
Brian Ford, Brian Burks, Jennifer Kosumsuriya or
A.J. Woodall, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

This instrument was acknowledged before me on September 4, 2020, by
Brian Ford _____, Substitute Trustee.



Tina Hunt _____
Notary Public, State of Texas



SEP 11 2020

Notice of Foreclosure Sale

COUNTY CLERK
ELLIS COUNTY, TEXAS

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

Lot 6, block 2, WILLOW CREEK ADDITION, INSTALLMENT NO.1, an Addition to the city of Ennis, Ellis County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 547, of the Map and/or Plat Records of Ellis County, Texas of the real property records of Ellis County, Texas, together with all improvements, fixtures, and appurtenances thereto.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Ellis County, Texas. Inst. No. 1912064, Filing Date/Time May 03, 2019, at 09:33:00 AM of 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: October 6, 2020

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 P.M.

Place: Ellis County Courthouse in Waxahachie, 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.

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. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.**

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)

Notice of Trustee's Sale

SCANNED

POSTED

Date: September 10, 2020

SEP 11 2020

Substitute Trustee: Glynn Lowrie
1015 Ferris Ave.
Waxahachie, Texas 75165

00161

COUNTY CLERK
ELLIS COUNTY, TEXAS

Lender: Ladd Vien

Note: A certain promissory note executed by **Estanislao Vela Jr.** dated April 11, 2014, in the original principal amount of \$36000.00, and secured by the real property referenced above.

Deed of Trust: Date: April 11, 2014

Grantor: **Estanislao Vela Jr., 721 Perry Ave., Waxahachie, Texas 75165**

Lender: Ladd Vien

Recording information: Said Deed of trust being recorded in the Real Property Records of Ellis County, Property (including any improvements): All that certain lot, tract or parcel of land being Lot 45, Highland Park ADDITION, an Addition to City of Waxahachie, Ellis County, Texas. *Tax id 174034.*

County: Ellis County

Date of Sale (first Tuesday of month): October 6, 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 Glynn Lowrie as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the

Note.

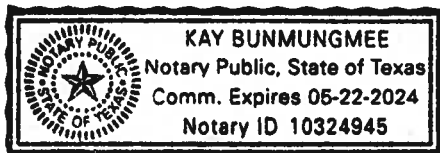
The Substitute Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

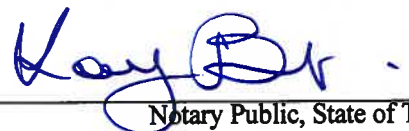
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Trustee, Glynn Lowrie

STATE OF TEXAS §
COUNTY OF ELLIS §

This instrument was acknowledged before me on September 10, 2020, by Glynn Lowrie, Trustee




Notary Public, State of Texas