

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: April 03, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE KAUFMAN 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 July 15, 2016 and recorded in Document VOLUME 5090 PAGE 22 real property records of KAUFMAN County, Texas, with MICHAEL LUTHER LIEVSAY AND PEGGY LIEVSAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL LUTHER LIEVSAY AND PEGGY LIEVSAY, securing the payment of the indebtednesses in the original principal amount of \$196,377.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

JUDITH A. FRAPPIER, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, WENDY LAMBERT, JOHN BEAZLEY, ROSS BANDY, TRAVIS KADDATZ, AARON PARKER, ROBERT AGUILAR, JASON SPENCE, DOUG RODGERS, TERRY WATERS, JOHN PERSON, LOGAN THOMAS, DAVID RAY, CRAIG MUIRHEAD, SHAWN SCHILLER

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the KAUFMAN County Clerk and caused to be posted at the KAUFMAN County courthouse this notice of sale.

FILED FOR RECORDS
KAUFMAN CO. TEXAS
2018 FEB 12 AM 9:46
LARISSA A. HUGHES
COUNTY CLERK
BY: [Signature]
DEPUTY

Declarants Name: _____
Date: _____



EXHIBIT "A"

LOT 3, BLOCK B, GLEN HAVEN ADDITION PHASE III, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 767, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.



NOS0000007316631

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: April 03, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE KAUFMAN 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 June 29, 2007 and recorded in Document VOLUME 3198, PAGE 576; LOAN MODIFICATION AGREEMENTS IN VOLUME 3631, PAGE 127; VOLUME 4908, PAGE 504 & VOLUME 5212, PAGE 584 real property records of KAUFMAN County, Texas, with LALILLA LYNETTE STEVENSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LALILLA LYNETTE STEVENSON, securing the payment of the indebtednesses in the original principal amount of \$134,923.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29718

JUDITH A. FRAPPIER, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, WENDY LAMBERT, JOHN BEAZLEY, ROSS BANDY, TRAVIS KADDATZ, AARON PARKER, ROBERT AGUILAR, JASON SPENCE, DOUG RODGERS, TERRY WATERS, JOHN PERSON, LOGAN THOMAS, DAVID RAY, CRAIG MUIRHEAD, SHAWN SCHILLER

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the KAUFMAN County Clerk and caused to be posted at the KAUFMAN County courthouse this notice of sale.

Declarants Name: _____

Date: _____

FILED FOR RECORD
KAUFMAN COUNTY TEXAS
2018 FEB 12 AM 9:49
LAURA A. HUGHES
COUNTY CLERK
DEPUTY 66



NOS00000007238447

EXHIBIT "A"

LOT 36, BLOCK 12, HEARTLAND TRACT A PHASE 2A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 778, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.



NOS00000007238447

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE FILED FOR RECORD
KAUFMAN CO. TEXAS**

2018 FEB 12 PM 3:10

DEED OF TRUST INFORMATION:

Date: 07/12/2006
Grantor(s): ROBERT A. STOCKTON AND WIFE, DALE C. STOCKTON
Original Mortgagee: H H HORIZON FUNDING, L.P. DBA HORIZON HOME FUNDING
Original Principal: \$146,324.00
Recording Information: Book 2925 Page 448 Instrument 00016590
Property County: Kaufman
Property:

**LAURA A. HUGHES
COUNTY CLERK**

**BY: _____
DEPUTY**

Reported Address: BEING LOT 25, IN BLOCK D, OF TRAVIS RANCH, PHASE 2A, AN ADDITION TO KAUFMAN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 612, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.
1014 VALERA ROAD, FORNEY, TX 75126

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of April, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE in Kaufman County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Kaufman County Commissioner's Court.

Substitute Trustee(s): Bob Dickerson, Troy Robinett, Bruce Miller, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Aaron Parker, Robert Aguilar, Jason Spence, Doug Rodgers, Terry Waters, John Person, Logan Thomas, David Ray, Craig Muirhead, Shawn Schiller, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act

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

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Bob Dickerson, Troy Robinett, Bruce Miller, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Aaron Parker, Robert Aguilar, Jason Spence, Doug Rodgers, Terry Waters, John Person, Logan Thomas, David Ray, Craig Muirhead, Shawn Schiller, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Bob Dickerson, Troy Robinett, Bruce Miller, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Aaron Parker, Robert Aguilar, Jason Spence, Doug Rodgers, Terry Waters, John Person, Logan Thomas, David Ray, Craig Muirhead, Shawn Schiller, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

Notice of Foreclosure Sale

February 8, 2018

Deed of Trust ("Deed of Trust"):

Dated: January 4, 2008

Grantor: Norman R. Terry and Tonja L. Terry

Substitute Trustee: Christopher D. Tinsley

Lender: First State Bank of Athens, Texas

Recorded in: Clerk's Number 2007-00000936 of the real property records of Kaufman County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$93,600.00, executed by Norman R. Terry and Tonja L. Terry ("Borrowers") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, April 3, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M..

Place: Front steps of the Kaufman County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that First State Bank of Athens, Texas's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, First State Bank of Athens, Texas, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of First State Bank of Athens, Texas's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First State Bank of Athens, Texas's rights and remedies under the Deed of Trust and section 9.604(a)

BY: _____
DEPUTY

LAURA A. HUGHES
COUNTY CLERK

2018 FEB 12 PM 3:14

FILED FOR RECORD
KAUFMAN COUNTY, TEXAS

of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

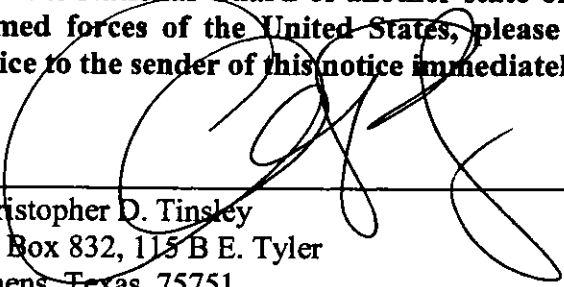
If First State Bank of Athens, Texas passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Fermin Garcia. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.



Christopher D. Tinsley
PO Box 832, 115 B E. Tyler
Athens, Texas 75751
Telephone (903) 677-2112
Telecopier (903) 677-2528

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/11/2004
Grantor(s): LAURIE J. RAMSEY, A SINGLE WOMAN, AS HER SOLE AND SEPARATE PROPERTY
Original Mortgagee: LIGHTNING MORTGAGE.COM, INC
Original Principal: \$69,000.00
Recording Information: Book 2382 Page 505 Instrument 00005357
Property County: Kaufman
Property: BEING LOT 74, SOUTH RIDGE ADDITION FOURTH INSTALLMENT, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 329, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.
Reported Address: 6248 NORTON DR, TERRELL, TX 75160

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan ChaseBank, N.A. as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD1
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: The Bank of New York Mellon, f/k/a The Bank of New York, successor in interest to JPMorgan ChaseBank, N.A. as Trustee for Bear Stearns Asset Backed Securities Trust 2005-SD1

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of April, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE in Kaufman County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Kaufman County Commissioner's Court.

Substitute Trustee(s): Randy Daniel, Cindy Daniel, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act

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

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Randy Daniel, Cindy Daniel, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Randy Daniel, Cindy Daniel, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2018 FEB 13 PM 1:29
BY: LAURA A. HUGHES
COUNTY CLERK

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/28/2003
Grantor(s): DOUGLAS C. HALL AND LORI ANN HALL, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ALLIED HOME MORTGAGE CAPITAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$83,125.00
Recording Information: Book 02307 Page 00498 Instrument 24767
Property County: Kaufman
Property:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J.B. COLE SURVEY, ABSTRACT NO. 84, KAUFMAN COUNTY, TEXAS AND BEING ALL OF A 0.804 ACRE TRACT OF LAND, CONVEYED TO HERBERT GLENN BRIDGES BY DEED, RECORDED IN VOLUME 1030, PAGE 292, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH DIAMETER IRON ROD SET AT THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO JERRY DON GODWIN, BY DEED RECORDED IN VOLUME 805, PAGE 225, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT ALSO BEING IN THE SOUTHWEST LINE OF AN INGRESS, EGRESS EASEMENT AS RECORDED IN VOLUME 1038, PAGE 292, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 47 DEGREES 39 MINUTES 00 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID GODWIN TRACT, A DISTANCE OF 175.32 FEET TO A 3/8 INCH DIAMETER IRON ROD FOUND AT THE WEST CORNER OF A 0.661 ACRE TRACT OF LAND CONVEYED TO OCTAVIANO MICHEL BY DEED RECORDED IN VOLUME 1551, PAGE 183, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 54 MINUTES 09 SECONDS WEST, A DISTANCE OF 199.99 FEET TO A 1/2 INCH DIAMETER IRON ROD SET AT THE SOUTH CORNER OF A 3.000 ACRE TRACT OF LAND CONVEYED TO SCOTT R. VALBY BY DEED RECORDED IN VOLUME 1452, PAGE 195, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 47 DEGREES 39 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID 3.000 ACRE TRACT, A DISTANCE OF 175.11 FEET TO A 3/8 INCH DIAMETER IRON ROD FOUND FOR CORNER;

THENCE SOUTH 44 DEGREES 57 MINUTES 48 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID INGRESS EGRESS EASEMENT, A DISTANCE OF 200.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.804 ACRES OF LAND.

Reported Address: 97 DEBRA STREET, KAUFMAN, TX 75142

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

BR
LAWRENCE A. HENDERSON
COUNTY CLERK
2018 FEB 13 PM 1:30
FILED FOR RECORDS

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of April, 2018
Time of Sale: 10:00AM or within three hours thereafter.

Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE in Kaufman County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Kaufman County Commissioner's Court.

Substitute Trustee(s): Bob Dickerson, Troy Robinett, Bruce Miller, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Aaron Parker, Robert Aguilar, Jason Spence, Doug Rodgers, Terry Waters, John Person, Logan Thomas, David Ray, Craig Muirhead, Shawn Schiller, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act

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

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Bob Dickerson, Troy Robinett, Bruce Miller, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Aaron Parker, Robert Aguilar, Jason Spence, Doug Rodgers, Terry Waters, John Person, Logan Thomas, David Ray, Craig Muirhead, Shawn Schiller, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

- 1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.

2. Bob Dickerson, Troy Robinett, Bruce Miller, Wendy Lambert, John Beazley, Ross Bandy, Travis Kaddatz, Aaron Parker, Robert Aguilar, Jason Spence, Doug Rodgers, Terry Waters, John Person, Logan Thomas, David Ray, Craig Muirhead, Shawn Schiller, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

FILED FOR RECORD
KAUFMAN COUNTY

2018 FEB 15 PM 1:32

LAURA A. HUGHES
COUNTY CLERK
BY: *[Signature]*
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

KAUFMAN County
Deed of Trust Dated: December 5, 2007
Amount: \$73,625.00
Grantor(s): HOLLY CARMAN and RYAN CARMAN

Original Mortgagee: ASPIRE FINANCIAL INC. DBA TEXASLENDING.COM
Current Mortgagee: M & T BANK

Mortgagee Address: M & T BANK, P. O. Box 1364, Buffalo, NY 14240-1364

Recording Information: Document No. 2007-00029435

Legal Description: LOT 8, BLOCK H, SOUTH LAKE ESTATES NO. 3, AN ADDITION TO FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 466, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

Date of Sale: April 3, 2018 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the KAUFMAN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

BOB DICKERSON OR TROY ROBINETT, BRUCE MILLER, WENDY LAMBERT, JOHN BEAZLEY, ROSS BANDY, TRAVIS KADDATZ, AARON PARKER, ROBERT AGUILAR, JASON SPENCE, DOUG RODGERS, TERRY WATERS, JOHN PERSON, LOGAN THOMAS, DAVID RAY, CRAIG MUIRHEAD, SHAWN SCHILLER, CINDY DANIEL, JIM O'BRYANT, RANDY DANIEL, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, DONNA STOCKMAN OR MICHELLE SCHWARTZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.


A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2015-009353



BOB DICKERSON OR TROY ROBINETT, BRUCE MILLER,
WENDY LAMBERT, JOHN BEAZLEY, ROSS BANDY, TRAVIS
KADDATZ, AARON PARKER, ROBERT AGUILAR, JASON
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