

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: August 07, 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 February 27, 2003 and recorded in Document VOLUME 02159, PAGE 00274 real property records of KAUFMAN County, Texas, with JESSE D. WOOD AND REBECCA WOOD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JESSE D. WOOD AND REBECCA WOOD, securing the payment of the indebtednesses in the original principal amount of \$103,377.00, 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.

Declarants Name: _____

Date: _____

FILED FOR RECORD
KAUFMAN CO TEXAS
2018 MAY 25 AM 10:33
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY



NOS00000007590367

EXHIBIT "A"

BEING LOT 17 IN BLOCK 27 OF HERITAGE HILL ADDITION, SECTION TWO, AN ADDITION TO THE CITY OF FORNEY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOL. 7, PG. 11, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.



NOS0000007590367

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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1. **Date, Time, and Place of Sale.**

Date: August 07, 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 September 29, 2005 and recorded in Document VOLUME 2741 PAGE 280; AS AFFECTED BY VOLUME 5638, PAGE 108. real property records of KAUFMAN County, Texas, with ROGER D. CUMMINGS AND SHANNON R. CUMMINGS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROGER D. CUMMINGS AND SHANNON R. CUMMINGS, securing the payment of the indebtednesses in the original principal amount of \$116,313.00, 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.

Declarants Name: _____

Date: _____

FILED FOR RECORD
KAUFMAN CO TEXAS
2018 MAY 25 AM 10:33
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY



NOS00000006756167

EXHIBIT "A"

BEING A PART OF LOT 31, (KNOWN AS 31B), OF SUNDOWN ESTATES TO KAUFMAN COUNTY, TEXAS, AS RECORDED IN PLAT CABINET 1, ENVELOPE 687, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 5.1304 ACRE TRACT AS CONVEYED FROM KAUFMAN ASSOCIATES TO DANNY DURST AND GLENDA DURST, AS RECORDED IN VOLUME 903, PAGE 339, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID LOT 31, SAID POINT BEING IN THE CENTERLINE OF SUNDOWN DRIVE, 3/8' IRON ROD FOR WITNESS BEARS S44 DEG. 43' 14" E, 30.00 FEET; THENCE S 44 DEG. 43' 14" E, ALONG THE SOUTHWEST LINE OF SAID LOT 31, A DISTANCE OF 615.50 FEET TO A 1/2' IRON ROD SET FOR CORNER AND THE POINT OF BEGINNING;

THENCE N 45 DEG. 16' 46" E, A DISTANCE OF 189.39 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE NORTHEAST LINE OF SAID 5.1304 ACRE TRACT;

THENCE S44 DEGREES 43' 14" E, ALONG THE NORTHEAST LINE OF SAID TRACT, A DISTANCE OF 564.50 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE S45 DEGREES 16' 47" W, ALONG THE SOUTHEAST LINE OF SAID LOT 31, A DISTANCE OF 189.39 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE N44 DEGREES 43' 14" W, ALONG THE SOUTHWEST LINE OF SAID LOT 31, A DISTANCE OF 564.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.454 ACRES OF LAND.

20' ACCESS EASEMENT

BEING A PART OF LOT 31, (KNOWN AS LOT 31B), OF SUNDOWN ESTATES TO KAUFMAN COUNTY, TEXAS, AS RECORDED IN PLAT CABINET 1, ENVELOPE 687, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 5.1304 ACRE TRACT AS CONVEYED FROM KAUFMAN ASSOCIATES TO DANNY DURST AND GLENDA DURST, AS RECORDED IN VOLUME 903, PAGE 339, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING A 20 FOOT WIDE ACCESS EASEMENT WITH THE CENTERLINE THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID LOT 31, SAID POINT BEING IN THE CENTERLINE OF SUNDOWN DRIVE, A 3/8" IRON ROD FOUND FOR WITNESS BEARS S44 DEGREES 43' 14" E, 30.00 FEET;
THENCE N45 DEGREES 16' 46"E, ALONG THE CENTERLINE OF SUNDOWN DRIVE, A DISTANCE OF 64.50 FEET TO THE POINT OF BEGINNING;

THENCE S40 DEGREES 31' 16"E, A DISTANCE OF 144.73 FEET TO BEND;

THENCE S34 DEGREES 06' 15"E, A DISTANCE OF 95.31 FEET TO BEND;

THENCE S39 DEGREES 15' 34"E, A DISTANCE OF 49.44 FEET TO BEND;

THENCE S46 DEGREES 09' 02"E, A DISTANCE OF 58.73 FEET TO BEND;

THENCE S51 DEGREES 07' 31"E, A DISTANCE OF 68.63 FEET TO BEND, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20 DEGREES 47' 14" , A RADIUS OF 171.565 FEET AND A CHORD BEARING AND DISTANCE S30 DEGREES 20' 17"E, 61.90 FEET;

THENCE WITH SAID CURVE AN ARC LENGTH OF 62.25 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14 DEGREES 22' 57", A RADIUS OF 247, 257 FEET AND A CHORD BEARING AND DISTANCE OF S30 DEGREES 20' 17", 61.90 FEET.

THENCE WITH SAID CURVE, AN ARC LENGTH OF 62.07 FEET TO A POINT FOR CORNER;

THENCE S44 DEGREES 43' 14" E, A DISTANCE OF 81.42 FEET TO THE END OF SAID ACCESS EASEMENT IN THE NORTHWEST LINE OF A 2.454 ACRE TRACT, SAID POINT BEING N45 DEGREES 16' 46"E, 10.00 FEET FROM THE WEST CORNER OF SAID 2.454 ACRE TRACT.



NOS0000006756167

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: August 07, 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 January 26, 2011 and recorded in Document VOLUME 3894, PAGE 281; AS AFFECTED BY VOLUME 4605 PAGE 331 real property records of KAUFMAN County, Texas, with BEVERLY C DAVENPORT AND JAMES L. DAVENPORT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BEVERLY C DAVENPORT AND JAMES L. DAVENPORT, securing the payment of the indebtednesses in the original principal amount of \$136,353.00, 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.

Declarants Name: _____

Date: _____

FILED FOR RECORD
KAUFMAN CO TEXAS
2018 MAY 25 AM 10:33
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY



NOS0000005382957

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE RUTH PECKUM SURVEY, ABSTRACT NO. 374, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 60.339 ACRE TRACT CONVEYED TO WELDON GILLESPIE, ET UX, BY WESLEY EARL BURCHFIELD, ET UX, ON JULY 18, 1985, RECORDED IN VOLUME 820, PAGE 938, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WITS:

BEGINNING AT A P.K. NAIL FOUND AT THE WEST CORNER OF THE ABOVE MENTIONED 60.339 ACRE TRACT AND BEING AT AN ELL CORNER OF THE PROJECTED CENTERLINE OF COUNTY ROAD NO. 221;

THENCE N 45 DEG. 18' 02" E, WITH THE NORTHWEST LINE OF SAID 60.339 ACRE TRACT, A DISTANCE OF 268.99 FEET TO A POINT IN THE CENTERLINE OF COUNTY ROAD NO. 221, FROM WHICH A 3/8" IRON ROD FOUND IN THE SOUTHEAST LINE OF SAID COUNTY ROAD BEARS S35 DEG 14' 04" E 25.35 FEET;

THENCE S35 DEG 14' 04" E, A DISTANCE OF 239.59 FEET TO A 3/8" IRON ROD FOUND FOR CORNER;

THENCE S54 DEG 45' 57" W, A DISTANCE OF 265.33 FEET TO A POINT FOR CORNER IN THE WESTERLY SOUTHWEST LINE OF SAID 60.339 ACRE TRACT AND BEING IN THE CENTERLINE OF COUNTY ROAD NO. 221, FROM WHICH A 3/8" IRON ROD FOUND IN THE NORTHEAST LINE OF SAID COUNTY ROAD BEARS N54 DEG. 45' 57" E 25.00 FEET;

THENCE N35 DEG 14' 04" W, WITH THE WESTERLY SOUTHWEST LINE OF SAID 60.339 ACRE TRACT, WITH THE CENTERLINE OF COUNTY ROAD NO. 221 AND A PROJECTION OF SAME, A DISTANCE OF 195.35 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.325 ACRES OF LAND, MORE OR LESS, OF WHICH 0.314 OF AN ACRE IS WITHIN THE ABOVE MENTIONED COUNTY ROAD.



NOS0000005382957

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 54, BLOCK 12, HEARTLAND TRACT A, PHASE 2A, AN ADDITION TO KAUFMAN COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT RECORDED IN CABINET 2, ENVELOPE 778, PLAT RECORDS, KAUFMAN COUNTY, TEXAS

PAVEL ID NUMBER: 00.1443.0012.0054.00.01.00

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/13/2014 and recorded in Document 2014-0008047 real property records of Kaufman County, Texas.

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

Date: 08/07/2018

Time: 10:00 AM

Place: Kaufman County Courthouse, Texas at the following location: THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE 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 EDDIE B. HERNANDEZ AND MIZAIA HERNANDEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$147,184.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Pacific Union Financial LLC is the current mortgagee of the note and deed of trust and PACIFIC UNION FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Pacific Union Financial LLC c/o PACIFIC UNION FINANCIAL, LLC, 1601 LBJ Freeway, Suite 500, Farmers Branch, TX 75234 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 BOB DICKERSON, BRUCE MILLER, WENDY LAMBERT, JOHN BEAZLEY, TRAVIS KADDATZ, AARON PARKER, ROBERT AGUILAR, JASON SPENCE, DOUG RODGERS, TERRY WATERS, JOHN PERSON, LOGAN THOMAS, DAVID RAY, CRAIG MUIRHEAD, SHAWN SHILLER, CARY CORENBLUM, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, CARL NIENDORFF, MICHAEL W. ZIENTZ, Donna Stockman or David Stockman, 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
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

BOB DICKERSON, BRUCE MILLER, WENDY LAMBERT, JOHN BEAZLEY, TRAVIS KADDATZ, AARON PARKER, ROBERT AGUILAR, JASON SPENCE, DOUG RODGERS, TERRY WATERS, JOHN PERSON, LOGAN THOMAS, DAVID RAY, CRAIG MUIRHEAD, SHAWN SHILLER, CARY CORENBLUM, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, CARL NIENDORFF, MICHAEL W. ZIENTZ, Donna Stockman or David Stockman
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

BY:
LAURA A. HUGHES
COUNTY CLERK

FILED FOR RECORD
KAUFMAN CO TEXAS
2018 MAY 30 AM 9:55

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75007. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: August 07, 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.

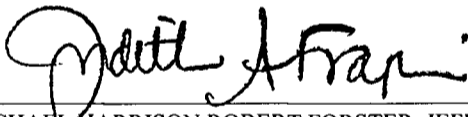
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 30, 2008 and recorded in Document CLERK'S FILE NO. 2008-00015156; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 2014-0017548 real property records of KAUFMAN County, Texas, with STEVE G. POFF AND REBECCA POFF, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEVE G. POFF AND REBECCA POFF, securing the payment of the indebtednesses in the original principal amount of \$99,216.00, 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.

Declarants Name: _____
Date: _____

FILED FOR RECORD
KAUFMAN CO TEXAS
2018 JUN 11 AM 11:24
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY



NOS0000007161631

EXHIBIT "A"

LOT 32 OF TAYLOR RANCH SUBDIVISION, AN ADDITION IN KAUFMAN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 525, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.



NOS00000007161631

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: August 07, 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.

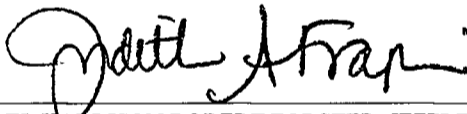
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 09, 2002 and recorded in Document VOLUME 1939 PAGE 91 real property records of KAUFMAN County, Texas, with GARY EVANS AND SARAH CLARK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GARY EVANS AND SARAH CLARK, securing the payment of the indebtednesses in the original principal amount of \$81,520.00, 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.

Declarants Name: _____
Date: _____

FILED FOR RECORD
KAUFMAN CO TEXAS
2018 JUN 11 AM 11:24
LAURA A. HUGHES
COUNTY CLERK
BY:  DEPUTY



NOS0000007220296

EXHIBIT "A"

BEING A PORTION OF LOT 2, KAUFMAN CITY LAKE ESTATES INC., AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 468, PLAT RECORDS, KAUFMAN COUNTY, TEXAS;

BEGINNING AT A 1/2 INCH DIAMETER IRON ROD SET FOR CORNER IN THE CENTERLINE OF LORRAINE LANE, SAID POINT BEING NORTH 52 DEG 17 MIN. 39 SEC. EAST, A DISTANCE OF 260.19 FEET FROM THE SOUTH CORNER OF THE ABOVE MENTIONED LOT 2;

THENCE NORTH 43 DEG. 44 MIN. 17 SEC. WEST, A DISTANCE OF 881.32 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR CORNER IN THE NORTHWEST LINE OF SAID LOT 2;

THENCE NORTH 59 DEG. 23 MIN. 53 SEC. EAST, ALONG THE NORTHWEST LINE OF SAID LOT 2, A DISTANCE OF 136.66 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR CORNER;

THENCE SOUTH 43 DEG. 44 MIN. 17 SEC. EAST, A DISTANCE OF 864.32 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR CORNER IN THE CENTERLINE OF SAID LORRAINE LANE;

THENCE SOUTH 52 DEG. 17 MIN. 39 SEC. WEST, ALONG SAID CENTERLINE, A DISTANCE OF 133.82 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.666 ACRES OF LAND, MORE OR LESS.



NOS0000007220296

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: August 07, 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 August 16, 2002 and recorded in Document VOLUME 02049, PAGE 00368, AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 2860, PAGE 462 AND CLERK'S FILE NO. 2016-0022630 real property records of KAUFMAN County, Texas, with EDDIE AUSTIN AND LOLETA AUSTIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EDDIE AUSTIN AND LOLETA AUSTIN, securing the payment of the indebtednesses in the original principal amount of \$83,545.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219



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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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 CO TEXAS
2018 JUN 11 AM 11:24
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY



NOS00000007266000

EXHIBIT "A"

LOTS 43 AND 44, WALLACE ADDITION IN THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 1, ENVELOPE 158, PLAT RECORD, KAUFMAN COUNTY, TEXAS.



NOS00000007266000

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: August 07, 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 02, 2007 and recorded in Document VOLUME 3224, PAGE 219; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 4134, PAGE 505, VOLUME 4702, PAGE 567 AND VOLUME 5226, PAGE 421 real property records of KAUFMAN County, Texas, with ALEXANDRIA JOHNSON AND MICHAEL JOHNSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALEXANDRIA JOHNSON AND MICHAEL JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$63,199.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

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 CO TEXAS
2018 JUN 11 AM 11:24
BY: LARA A. HUGHES
COUNTY CLERK
DEPUTY



NOS0000007617269

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, PART OF BLOCK NO. 34 OF THE ORIGINAL TOWN OF SAID KAUFMAN AND ALL OF THAT CERTAIN TRACT CONVEYED TO DENNIS P. HARRINGTON, ET UX BY MICHAEL E. BENGE, ET UX ON FEBRUARY 3, 1989, RECORDED IN VOL. 953, PAGE 655 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED HARRINGTON TRACT, AT THE SOUTHWEST CORNER OF THE JAMES MATLOCK TRACT, RECORDED IN VOL. 2882, PAGE 356 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, IN THE WEST LINE OF THE ABOVE MENTIONED BLOCK NO. 34 AND BEING IN THE EAST LINE OF MONROE STREET, A.K.A. NORTH MONROE STREET.

THENCE S 89 DEG. 54 SEC. E, WITH THE SOUTH LINE OF SAID MATLOCK TRACT, A DISTANCE OF 93.56 FT. TO A 3/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAME AND BEING IN THE WEST LINE OF THE ROYAL M. KIRKWOOD TRACT, RECORDED IN VOLUME 2237, PAGE 238 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS.

THENCE SOUTH, WITH THE WEST LINE OF SAID KIRKWOOD TRACT, A DISTANCE OF 55.00 FT. TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE STEVE HOWELL TRACT, RECORDED IN VOL. 2116, PAGE 484 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS.

THENCE N 89 DEG. 17 MIN. 28 SEC. W, WITH THE NORTH LINE OF SAID HOWELL TRACT, A DISTANCE OF 93.93 FT. TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAME, IN THE WEST LINE OF THE ABOVE MENTIONED BLOCK NO. 34 AND BEING IN THE EAST LINE OF MONROE STREET.

THENCE N 0 DEG. 23 MIN. 01 SEC. E, WITH WEST LINE OF SAID BLOCK NO. 34 AND THE EAST LINE OF MONROE STREET, A DISTANCE OF 55.01 FT. TO THE POINT OF BEGINNING.



NOS00000007617269

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: November 30, 2016

Grantor(s): Debbie Lubin, a single person

Original Trustee: Richard A. Ramirez

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for AmCap Mortgage, Ltd. DBA Gold Financial Services, its successors and assigns

Recording Information: Vol. 5206, Page 62-80, or Clerk's File No. 2016-0024650, in the Official Public Records of KAUFMAN County, Texas.

Current Mortgagee: AmeriHome Mortgage Company, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 08/07/2018 **Earliest Time Sale Will Begin:** 10:00 AM

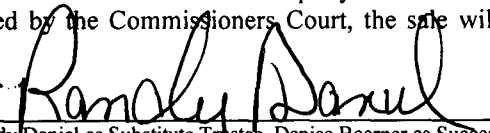
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

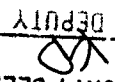
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:
LOT 2, BLOCK 3, HEARTLAND PARCEL 9A OF WINDFIELD VILLAGE PHASE 1, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, PAGE 281, MAP AND/OR PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the KAUFMAN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

For Information:
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200


Randy Daniel as Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Troy Robinett as Successor Substitute Trustee, Bob Dickerson as Successor Substitute Trustee, Bruce Miller as Successor Substitute Trustee, Wendy Lambert as Successor Substitute Trustee, John Beazley as Successor Substitute Trustee, Ross Bandy as Successor Substitute Trustee, Travis Kaddatz as Successor Substitute Trustee, Aaron Parker as Successor Substitute Trustee, Robert Aguilar as Successor Substitute Trustee, Jason Spence as Successor Substitute Trustee, Doug Rodgers as Successor Substitute Trustee, John Person as Successor Substitute Trustee, Terry Waters as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, Craig Muirhead as Successor Substitute Trustee, David Ray as Successor Substitute Trustee, Logan Thomas as Successor Substitute Trustee, Shawn Schiller as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

BY: 
LAURA A. HUGHES
COUNTY CLERK
DEPUTY

2018 JUN 12 AM 11:34

FILED FOR RECORD
KAUFMAN CO TEXAS



4660696

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

FILED FOR RECORD
KAUFMAN CO. TEXAS

2010 JUN 14 PM 12:52

LAURA A. HUGHES
COUNTY CLERK

BY: 
DEPUTY

TS#: 18-20427

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/30/2007, THOMAS ALDRIDGE AND NICOLE ALDRIDGE, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of RANDALL C. PRESENT, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., FOR DHI MORTGAGE COMPANY LTD, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$172,636.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., FOR DHI MORTGAGE COMPANY LTD, which Deed of Trust is Recorded on 4/3/2007 as Volume 2007-00007874, Book , Page , Loan Modification recorded on 11/16/2010 as Instrument No. 2010-0018613 in Kaufman County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit:

LOT 38, BLOCK "Q", DIAMOND CREEK PHASE 2, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 663, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

Commonly known as: **2217 WOODBERRY DRIVE, FORNEY, TX 75126**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Randy Daniel, Brenda Wiggs, Denise Boerner, David Stockman, Donna Stockman, Michelle Schwartz, Cindy Daniel or Jim O'Bryant** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4661130

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 8/7/2018 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Kaufman County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT STEPS OF THE KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

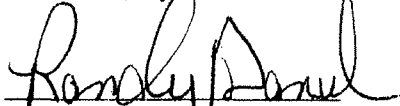
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

WITNESS, my hand this 6/13/2018



By: Substitute Trustee(s)

Randy Daniel, Brenda Wiggs, Denise Boerner, David Stockman, Donna Stockman, Michelle Schwartz, Cindy Daniel or Jim O'Bryant

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.