

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/18/2010

Grantor(s)/Mortgagor(s):
LLOYD T. YOUNG SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR TOWN SQUARE MORTGAGE & INVESTMENTS, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. BANK NATIONAL ASSOCIATION

Recorded in:
Volume: 3844
Page: 430
Instrument No: 2010-0017068

Property County:
KAUFMAN

Mortgage Servicer:
U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
4801 Frederica Street,
Owensboro, KY 42301

Legal Description: LOT 11, BLOCK "S", 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.

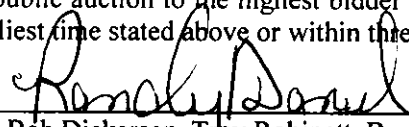
Date of Sale: 12/4/2018

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: Kaufman County Courthouse, 100 W. Mulberry Street, Kaufman, TX 75142 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



Bob Dickerson, Trpy 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, Randy Daniel, Cindy Daniel, Jim OBryant or E. "Ursula" B. Willie or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

sender of this notice immediately.

MH File Number: TX-17-44695-POS
Loan Type: FHA

FILED FOR RECORD
KAUFMAN CO. TEXAS
2018 SEP 20 AM 9:55
LAURA A. HUGHES
COUNTY CLERK
BY: 
OFFICE

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/29/2008
Grantor(s): KEVIN R. EDWARDS, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR DHI MORTGAGE COMPANY LTD., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$142,861.00
Recording Information: Book 3457 Page 412 Instrument 2008-00016896
Property County: Kaufman
Property:

Reported Address: LOT 7, BLOCK 10, 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.
2042 CLUB OAK DRIVE, HEARTLAND, 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 4th day of December, 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, Sammy Hooda, or Suzanne Suarez, 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, Sammy Hooda, or Suzanne Suarez, 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, Sammy Hooda, or Suzanne Suarez, 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 SEP 20 AM 9:55
LAURA A. MCKENNA
COUNTY CLERK
OFFICE

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/6/2011

Grantor(s)/Mortgagor(s):
STEPHEN R. ADAIR JR., A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, NA

Recorded in:
Volume: 3974
Page: 318
Instrument No: 2011-0010741

Property County:
KAUFMAN

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT 3, BLOCK B, HILLTOP ADDITION, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 263, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

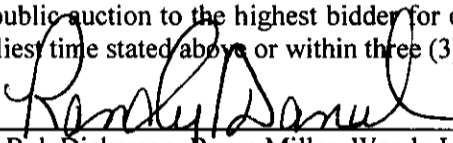
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service to the sender of this notice immediately.

MH File Number: TX-18-68694-POS
Loan Type: FHA

FILED FOR RECORD
KAUFMAN CO. TEXAS
2018 SEP 27 PM 2:49
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY