

C&amp;S No. 44-18-1828 / FHA / Cenlar FSB / FILE NOS

JUL 17 2018

**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:** February 10, 2017

**Grantor(s):** Danny Ellis

**Original Trustee:** Joseph Bradley Davidson

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., solely as nominee for American National Bank & Trust, its successors and assigns

**Recording Information:** Vol. 101, Page 693, or Clerk's File No. 15894, in the Official Public Records of CLAY County, Texas.

**Current Mortgagee:** Franklin American Mortgage Company

**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:** 09/04/2018      **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.**

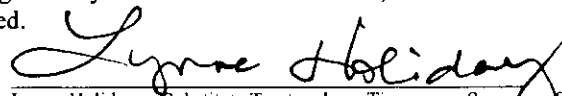
**Legal Description:**

**LOT NUMBER TWELVE (12), BLOCK NUMBER TWO (2), CENTENNIAL PARK, PHASE ONE (1), AN ADDITION TO THE CITY OF HENRIETTA, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 2, PAGE 116, CLAY COUNTY PLAT RECORDS.**

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the CLAY 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



Lynne Holiday as Substitute Trustee, Jerry Tiemann as Successor Substitute Trustee, Jonathan Harrison as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Chris Demarest as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, Matt Hansen as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Gena Mattison as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee