



C&S No. 44-15-2201 / Conventional / No
Beal Bank

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: Codills & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: September 10, 1986

Grantor(s): Perry E. Cox and wife, Kesini Cox

Original Trustee: Michael L. Riddle

Original Mortgagee: First Gibraltar Mortgage Corp.

Recording Information: Vol. 2474, Page 163, or Clerk's File No. 63704, in the Official Public Records of COLLIN County, Texas.

Current Mortgagee: Beal Bank S.S.B.

Mortgage Servicer: Beal Bank, whose address is C/O 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047 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.

Legal Description:

SITUATED IN COLLIN COUNTY, TEXAS, AND BEING A PART OF CIMARRON COURT CONDOMINIUMS, PHASE IV, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THAT CERTAIN CONDOMINIUM DECLARATION DATED JUNE 6, 1984, ESTABLISHING A CONDOMINIUM REGIME THEREFOR AND EXHIBITS ATTACHED TO SUCH CONDOMINIUM DECLARATION AS A PART THEREOF AS RECORDED IN VOLUME 5, PAGE 95, OF THE CONDOMINIUM RECORDS OF COLLIN COUNTY, TEXAS, AND AS AMENDED IN VOLUME 2457, PAGE 546, OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, CIMARRON COURT CONDOMINIUMS IS SITUATED ON THAT CERTAIN TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 01/03/2017 Earliest Time Sale Will Begin: 10:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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, the undersigned hereby APPOINTS AND DESIGNATES Guy Wiggs as Substitute Trustee, Russell Stockman as Successor Substitute Trustee, Shelley Ortolani as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

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

BY: 
STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
NEPU

2016 DEC 12 AM 10:59

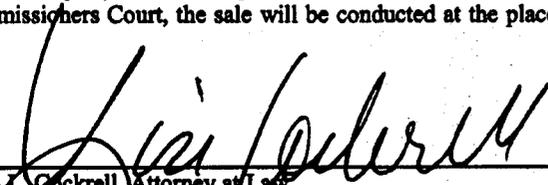
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set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

Executed on this the 8th day of December, 2016.

For Information:
Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



Lisa L. Cockrell, Attorney at Law
Cofitis & Stawinski, P.C.
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Lisa L. Cockrell as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 8th day of December, 2016.



Notary Public
Signature

C&S No. 44-15-2201 / Conventional / No
Beal Bank

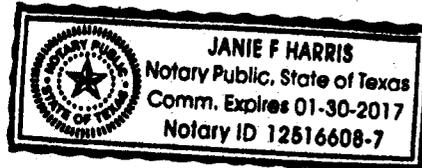


EXHIBIT A

SITUATED IN COLLIN COUNTY, TEXAS, AND BEING A PART OF CIMARRON COURT CONDOMINIUMS, PHASE IV, AN ADDITION TO THE CITY OF BALLAS, TEXAS, ACCORDING TO THAT CERTAIN CONDOMINIUM DECLARATION DATED JUNE 6, 1984, ESTABLISHING A CONDOMINIUM REGIME THEREFOR AND EXHIBITS ATTACHED TO SUCH CONDOMINIUM DECLARATION AS A PART THEREOF AS RECORDED IN VOLUME 9, PAGE 95, OF THE CONDOMINIUM RECORDS OF COLLIN COUNTY, TEXAS, AND AS AMENDED IN VOLUME 2457, PAGE 546, OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS. CIMARRON COURT CONDOMINIUMS IS SITUATED ON THAT CERTAIN TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THAT DECLARATION OF CONDOMINIUM REGIME THAT SAID APARTMENT UNIT, LIMITED COMMON ELEMENTS AND UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS CONSTITUTING THE APARTMENT ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1) UNIT 616, IN BUILDING D, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF ACCORDING TO THE DECLARATION OF CONDOMINIUM REGIME.
- 2) THE OTHER LIMITED COMMON ELEMENTS APPURTENANT TO SAID APARTMENT UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM REGIME.
- 3) AN UNDIVIDED 0.4734 PERCENT OWNERSHIP INTEREST IN THE GENERAL COMMON ELEMENTS OF CIMARRON COURT CONDOMINIUMS AS SET FORTH IN SAID DECLARATION OF CONDOMINIUM REGIME.