

Our File Number: 17-18578

Name: ARMANDO PENA AND MABLE S. SMITH-PENA, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 19, 2002, ARMANDO PENA AND MABLE S. SMITH-PENA, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AEGIS MORTGAGE CORPORATION DBA NEW AMERICA FINANCIAL, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 1959443, in Book 2002 164, at Page 06730, in the DEED OF TRUST OR REAL PROPERTY records of DALLAS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 3, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN DALLAS COUNTY, TEXAS, AND BEING PART OF TRACT ELEVEN (11) OF LAKE JUNE ESTATES TO BALCH SPRINGS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8, PAGE 193 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, OUT OF THE W. MARKS SURVEY, ABSTRACT NO. 937 AND BEING THE ENTIRE NORTH 1/2 OF THE FOLLOWING DESCRIBED TRACT OF LAND SITUATED IN DALLAS COUNTY, TEXAS, CONVEYED TO JOHN CUMMINGS JOHNSON ET UX BY DONALD G. GAY ET UX BY DEED DATED 2/21/50 RECORDED IN VOLUME NO. 3254, PAGE 611 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

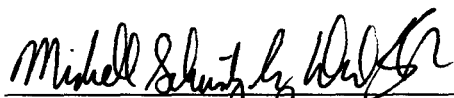
Property Address: 2336 OAK RIDGE DRIVE
BALCH SPRINGS, TX 75180
Mortgage Servicer: BANK OF AMERICA, N.A.
Notcholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Notcholder by virtue of a servicing agreement with the Notcholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 24 day of January, 2018.



Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Denise Boerner, Tim Lewis, Russell Stockman, Rick Snoke, Troy Robinett, Clay Golden, Frederick Britton, Robert Aguilar, Brett Baugh, Brent Graves, Kenny Shirey, John Beazley, Craig Muirhead, Wendy Lambert, Rick Montgomery, Aaron Parker, Matt Hansen, Terry Waters, Logan Thomas, Michelle Schwartz, Shawn Schiller, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2018 JAN 24 PM 2:08
FILED

EXHIBIT "A"

BEING all that certain lot, tract or parcel of land situated in Dallas County, Texas, and being part of Tract Eleven (11) of Lake June Estates to Balch Springs, Texas, according to the map thereof recorded in Volume 8, Page 193 of the Map Records of Dallas County, Texas, out of the W. Marks Survey, Abstract No. 937 and being the entire North $\frac{1}{2}$ of the following described tract of land situated in Dallas County, Texas, conveyed to John Cummings Johnson et ux by Donald G. Gay et ux by deed dated 2/21/50 recorded in Volume No. 3254, Page 611 of the Deed Records of Dallas County, Texas;

BEGINNING at a $\frac{1}{2}$ ' iron rod set in the West line of Tract No. 11 of said Addition that bears North 00 degrees 18 minutes 45 seconds East 798.14 feet from the present North right of way line of Lake June Road said point also being South 00 degrees 18 minutes 45 seconds West, 1.0 feet from the Southeast corner of Tract 3 of said Addition;

THENCE North 89 degrees 53 minutes 15 seconds East, 151.1 feet to a $\frac{1}{2}$ " iron rod set for corner in the East boundary line of Tract No. 11;

THENCE South 00 degrees 37 minutes 27 seconds East, 104.0 feet to a $\frac{1}{2}$ " iron rod set for corner;

THENCE South 89 degrees 53 minutes 15 seconds West a distance of 154.5 feet to a $\frac{1}{2}$ " iron rod set for corner in the West boundary of Tract No. 11;

THENCE North 00 degrees 18 minutes 45 seconds East, 104.0 feet to the **PLACE OF BEGINNING** and containing 0.36 of an acre of land of which 0.07 of an acre lies within Oak Ridge Road.

**NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE
ACREAGE OR SQUARE FOOTAGE CALCULATIONS
ARE CORRECT.**

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M.S.P. AP.