

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: 4/3/2018

Time: Between 1PM-4PM and beginning not earlier than 1PM-4PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Dallas County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/8/2014 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number, 201400312299 with Kamika L. Powell-Smyth (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for The Money Source, Inc., dba Endeavor America Loan Services mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Kamika L. Powell-Smyth, securing the payment of the indebtedness in the original amount of \$176,719.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Money Source, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 25, BLOCK A OF CEDAR RIDGE ESTATES, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN/UNDER CLERK'S FILE NO. 200600043241, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
2018 FEB 22 PM 3:00
FILED



4647796

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. The Money Source, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

The Money Source, Inc.
500 South Broad Street, Suite #100a
Meriden, CT 06450

Shelley Ortolani

SUBSTITUTE TRUSTEE

Coury Jacocks, Esq., Jennifer A. Hooper, Esq.,
Shelley Ortolani, Mary Mancuso, Robert Ortolani,
Michele Hreha, David Stockman, Brenda Wiggs,
Denise Boerner, Guy Wiggs, Donna Stockman,
Michelle Schwartz, Tim Lewis, 1320 Greenway
Drive, Suite 300 Irving, TX 75038

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared Shelley Ortolani, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

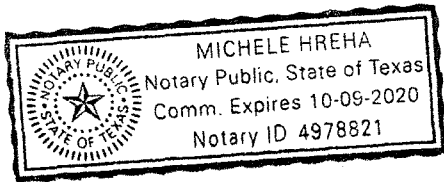
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of February, 2018.

Michele Hreha
NOTARY PUBLIC in and for

Dallas COUNTY

My commission expires: 10-9-2020

Print Name of Notary: Michele Hreha



CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Dallas County Clerk and caused to be posted at the Dallas County courthouse this notice of sale.

Declarants Name: _____

Date: _____

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
HOUSTON, ESTATE OF RENEIGH
1421 ROSS LANE, SEAGOVILLE, TX 75159

FHA 491-9049438-703
Firm File Number: 15-022548

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 31, 2007, RENEIGH HOUSTON, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to SCOTT L. LUNA, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SFMC, LP.- DBA SERVICE FIRST MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 20070395831, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; 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 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 1, IN BLOCK 6, OF BROOK VALLEY NO. 4, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84063, PAGE 2980, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 1421 ROSS LANE
SEAGOVILLE, TX 75159
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

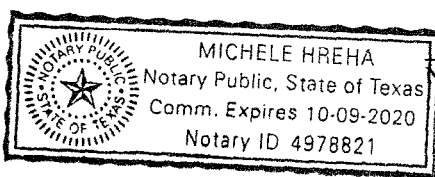
Shelley Ortolani
SUBSTITUTE TRUSTEE
Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso or Francesca Ortolani
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

FILED
12 MAR 12 PM 2:50
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

THE STATE OF Texas
COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shelley Ortolani, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

2018 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of March



Michele Hreha
NOTARY PUBLIC in and for

Dallas COUNTY.
My commission expires: 10 9 2020
Type or Print Name of Notary
Michelle Hreha

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 military service to the sender of this notice immediately.

Notice of Foreclosure Sale

March 12, 2018

FILED

2018 MAR 12 PM 2:50

Deed of Trust ("Deed of Trust"):

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Dated: March 27, 2008

Grantor: Rafael Azcanio and Ana L. Enriquez

Trustee: Don R. Stodghill

Lender: Shepherd Place Homes, Inc.

Recorded as: Instrument Number 20080102225 in the Official Public Records of Dallas County, Texas, being in renewal and extension of Deed of Trust recorded as Instrument Number 201300278835 in the Official Public Records of Dallas County, Texas.

Legal Description: LOT 23, BLOCK B OF THE PARKS ADDITION, AMENDED PLAT, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004016, PAGE 242, MAP RECORDS, DALLAS COUNTY, TEXAS.

Secures: Promissory Note ("Note") in the original principal amount of \$111,604.95, executed by Rafael Azcanio and Ana L. Enriquez ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Modifications and Renewals: Reinstatement, Modification, Renewal, and Extension Agreement made and entered into as of March 27, 2013 (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described herein, and all rights and appurtenances thereto

Substitute Trustee: Susan Satterwhite

Substitute Trustee's Address: Law Office of Susan Satterwhite, PC, 1509 Summer Lee Drive, Rockwall, Texas 75032

Foreclosure Sale:

- Date: April 3, 2018
- Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.**
- Place: The area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners. The George Allen Courts Building (also known as the George L. Allen, Sr., Courts Building) is located at 600 Commerce Street, Dallas, Texas 75202.
- Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **“AS IS,” without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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Susan Satterwhite, Substitute Trustee
1509 Summer Lee Drive
Rockwall, TX 75032
(972) 771-1162