

**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: August 01, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING  
FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY  
COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 05, 2007 and recorded in Document CLERK'S FILE NO. 20070376103 real property records of DALLAS County, Texas, with LINDA W. JONES, grantor(s) and CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LINDA W. JONES, securing the payment of the indebtednesses in the original principal amount of \$81,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COLONIAL SAVINGS, F.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.  
2626 WEST FREEWAY BUILDING B  
FORT WORTH, TX 76102

\_\_\_\_\_  
MICHAEL D. VESTAL, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting  
My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: \_\_\_\_\_

FILED  
2017 JUL 10 AM 10:33  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY



NOS0000006085302

0000006085302

DALLAS

**EXHIBIT "A"**

LOT 6, IN BLOCK A OF FLAME WEST, INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 42, PAGE 163 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000006085302

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
8/24/2006

**Grantor(s)/Mortgagor(s):**  
JT. MITCHELL COWAN, A SINGLE PERSON

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR WMC MORTGAGE CORP, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
HSBC Bank USA, National Association, as Trustee, in trust for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2007-WM1, Asset Backed Pass-Through Certificates

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 200600324446

**Property County:**  
DALLAS

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr., Salt Lake City, UT 84119

**Legal Description:** LOT 12, BLOCK 36, OF IRWIN KEASLER DEVELOPMENT, RED BIRD ADDITION, UNIT NO 5, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19, PAGE 257, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

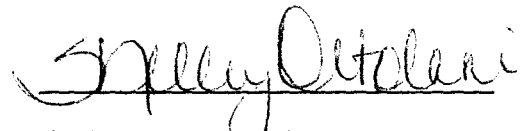
**Date of Sale:** 8/1/2017

**Earliest Time Sale Will Begin:** 10:00AM

**Place of Sale of Property:** NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 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.



Shelley Ortolani, Robert Ortolani, Mary Mancuso or Michele Hreha or Cole D. Patton or Denny Tedrow  
MCCARTHY & HOLTHUS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2017 JUL -6 PM 12:02  
FILED

**MH File Number:** TX-14-23826-FC  
**Loan Type:** Conventional Residential

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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**1. Date, Time, and Place of Sale.**

Date: August 01, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING  
FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY  
COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 15, 2006 and recorded in Document CLERK'S FILE NO. 200600475144 real property records of DALLAS County, Texas, with ROSE MAE BONNEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROSE MAE BONNEY, securing the payment of the indebtednesses in the original principal amount of \$148,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-EQ1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

\_\_\_\_\_  
MICHAEL D. VESTAL, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting  
My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001.  
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: \_\_\_\_\_

2017 JUN 10 AM 10:35  
FILED  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY



NOS20120134002126

**EXHIBIT "A"**

BEING LOT 20, BLOCK E OF HUNTINGTON PARK 4TH INSTALLMENT, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 77043, PAGE 336, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS20120134002126