

**PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON TUESDAY, AUGUST 1, 2017**

**NOTICE OF FORECLOSURE SALE**

WHEREAS, on or about March 30, 2012 and April 22, 2013, an Affidavit Certifying Transfer of Tax Lien, or other Transfer of Lien document (regardless of actual title, herein called the "Transfer Affidavit") was recorded by the applicable Tax Assessor-Collector (the "Tax Assessor"), Deputy or Agent, recorded in/under Document No. 201200121205, 201300155767, of the Real Property Records of, Dallas County, TX, transferring the tax lien referred to therein to Tax Rescue II, LLC (the "Lienholder") for the ad valorem property taxes assessed against the following real property (the "Property"):

**Property means** - All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Dallas County, Texas, being more particularly described as, Lot 3, Block "D" of Turner Heights addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Vol. 17, Pg. 189, Map Records, Dallas County, Texas, (more particularly described in the Loan Documents).

WHEREAS, on or about September 16, 2010, Robert Gomez and Esmeralda H. Gomez ("Owners", whether one or more) executed a tax lien promissory note (the "Note") in the original principal amount of \$3,087.74 payable to the order of the Lienholder, evidencing the obligations of the Owners to re-pay the Lienholder for advancing funds to pay the ad valorem taxes owed on the Property to the Tax Assessor. The Note provides for a schedule of repayment with which the Owners agreed to comply.

WHEREAS, of even date with the said Note, in order to secure the re-payment of the Note, Owners executed, together with the Lienholder, a Contract for Foreclosure of Tax Lien or Deed of Trust- Tax Lien (the "Tax Lien Contract/Deed of Trust"), recorded in/under clerk's file No. 201000273021, and subsequently modified in document 201300157232, Real Property Records of Dallas County, TX, wherein the Owners, among other provisions, (i) consented to the Lienholder paying the ad valorem taxes on the Property, (ii) granted to the Lienholder a lien against the Property, which, which lien was subrogated to the lien priority and foreclosure rights against the Property granted by law to the Tax Assessor, (iii) granted to the Lienholder a power of sale, which allows the Lienholder to non-judicially foreclose on the Property for non-payment of the Note, and (iv) consented to foreclosure of the said lien by the Lienholder within one (1) year after the recording of the lien as provided in Sec.32.06(i) of the Texas Property Tax Code; and

WHEREAS, Tax Rescue II, LLC, is representing the Lienholder under a servicing agreement with the Lienholder, The Lienholder is the Mortgagee. The name and address of the mortgage servicer are: Tax Rescue II, LLC, is P.O. Box 741109, Houston, Texas 77274-1109; and,

WHEREAS, default has occurred in the payment of said debt and the same is now due, and the Lienholder as the legal owner and the holder thereof, has demanded payment thereof and has requested the undersigned to enforce the power of sale set forth in the Tax Lien Contract/Deed of Trust and to sell said property pursuant to the terms of said Tax Lien Contract/Deed of Trust; and,

WHEREAS, the undersigned (the "Trustee") was appointed either in the Tax Lien Contract/Deed of Trust or subsequently as Trustee or Substitute Trustee in accordance with the provisions of said Tax Lien Contract/Deed of

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TARRANT COUNTY CLERK  
TARRANT COUNTY

Trust to sell the Property, and Whereas the Trustee filed and furnished to Grantor, all persons obligated on the Note, and all Guarantors, if any, and the mortgage lien holder, if any, copies of this Notice of Foreclosure Sale in accordance with Sec. 32.06 and Sec. 32.065 of the Texas Property Tax Code, Sec. 51.002 of the Texas Property Code and the Tax Lien Contract/Deed of Trust;

THEREFORE, NOTICE is given that the undersigned or such other person appointed as Trustee or Substitute Trustee in accordance with the provisions of said Tax Lien Contract/Deed of Trust will sell the Property on TUESDAY, AUGUST 1, 2017 that being the first Tuesday in said month, beginning 11:00 AM - 2PM, at the Dallas County Courthouse at the place designated by the Commissioner's Court of Dallas County, Texas, at Public Sale to the highest bidder for cash.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE/SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

**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 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.**

Trustee or Substitute Trustee:



David Garvin or Jack Beckman or Kelly Goddard  
Gene Alyea or Bernice Young David Cerda or Jose  
Martinez or Gabriela Espinoza or Less Longoria or  
Luis Esqueda or Lucia Mendes 6101 Southwest Fwy.,  
Suite 400, Houston, Texas 77057  
07/11/2017

**After Recording Return To:  
Tax Rescue II, L.L.C.  
P. O. Box 741109  
Houston, Texas 77274-1109**

**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 September 29, 2000 and recorded in Document VOLUME 2000196, PAGE 03065; MODIFICATION AGREEMENT VOLUME 2003226 PAGE 08779 AND CLERKS FILE NO. 200503625097, AS AFFECTED BY INSTRUMENT NO. 200600453548 REINSTATEMENT AGREEMENT real property records of DALLAS County, Texas, with ROY RAMOS AND MARIE RAMOS, grantor(s) and NATIONAL HOME LENDING, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROY RAMOS AND MARIE RAMOS, securing the payment of the indebtednesses in the original principal amount of \$121,933.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

ROBERT FORSTER, DEVIN J. BUCKLAND, JEFFREY FLEMING, LAUREN CHRISTOFFEL, 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  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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: \_\_\_\_\_

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



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DALLAS

**EXHIBIT "A"**

BEING LOT 14, BLOCK 2, OF POLO ESTATES AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 99048, PAGE 50, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS, CERTIFICATE OF CORRECTION RECORDED IN VOLUME 2001085, PAGE 05803, OF THE DEED RECORDS, DALLAS COUNTY, TEXAS.



NOS0000006116859

**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: 8/1/2017

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 09/20/1999 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number, 750791 with Martin K. Whitaker and Cynthia Whitaker (grantor(s)) and Countrywide Home Loans, Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Martin K. Whitaker and Cynthia Whitaker, securing the payment of the indebtedness in the original amount of \$71,312.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING LOT 18, IN BLOCK 8 OF LAKE PARK VILLAGE NO. 2. AN ADDITION TO THE CITY OF GRAND PRARIE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 74073. PAGE 909 OF MAP RECORDS OF DALLAS COUNTY, TEXAS.

2017 JUL -6 PM 12:03  
FILED  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY



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. Bank of America, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Bank of America, N.A.  
9000 Southside Boulevard, Building 400  
Jacksonville, FL 32256

Shelley Ortolani

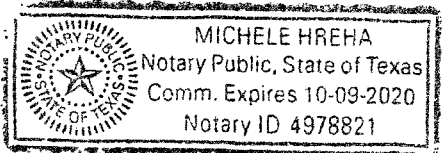
**SUBSTITUTE TRUSTEE**  
Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Michelle Schwartz, Tim Lewis whose address is 1320 Greenway Drive, Suite 200, Irving, TX 75038  
OR Brett Baugh, John Beazley, 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, Chris Demarest whose address is 1 Mauchly, Irvine, CA 92618

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 10 day of July, 2017.

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 Shelley Ortolani, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 7-10-2017 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: Shelley Ortolani  
Date: \_\_\_\_\_

**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 September 26, 2001 and recorded in Document VOLUME 2001193, PAGE 00285 real property records of DALLAS County, Texas, with AN BAO VUU AND XUAN HNONG THI DINH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by AN BAO VUU AND XUAN HNONG THI DINH, securing the payment of the indebtednesses in the original principal amount of \$85,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT 2014-9TT 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. NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
55 BEATTIE PLACE MAILSTOP 015  
GREENVILLE, SC 29601

\_\_\_\_\_  
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  
declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the DALLAS County Clerk and caused to be posted  
DALLAS County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 JUL 10 AM 10:34

FILED



NOS0000006657779

**EXHIBIT "A"**

LOT 71, BLOCK 12, OF KIRBY CREEK VILLAGE, SECTION VIII, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS AND TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98142, PAGE 2928, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, ALSO RECORDED IN CABINET A, PAGE 4436, PLAT RECORDS OF TARRANT COUNTY, TEXAS.



NOS0000006657779



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 February 28, 2006 and recorded in Document CLERK'S FILE NO. 200600086467 real property records of DALLAS County, Texas, with CINDY GONZALEZ AYALA AND RAMON AYALA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CINDY GONZALEZ AYALA AND RAMON AYALA, securing the payment of the indebtednesses in the original principal amount of \$78,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY STRUCTURED TRUST I 2007-1, ASSET-BACKED CERTIFICATES, SERIES 2007-1 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. SPECIALIZED LOAN SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SPECIALIZED LOAN SERVICING LLC  
8742 LUCENT BLVD., SUITE 300  
HIGHLANDS RANCH, CO 80129

MICHAEL D. VESTAL, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, 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  
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 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: \_\_\_\_\_

JOHN J. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2017 JUL 10 AM 10:34  
FILED



NOS0000006841787

**EXHIBIT "A"**

BEING LOT 29, IN BLOCK RR, OF TRAILWOOD ADDITION FIFTH INCREMENT, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 78038, PAGE 709, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 78181, PAGE 87, DEED RECORDS, DALLAS COUNTY, TEXAS.



NOS0000006841787

**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 November 26, 2003 and recorded in Document VOLUME 2003249, PAGE 03137 AS AFFECTED BY LOAN MODIFICATION CLERK'S FILE NO. 201600244651 AND CLERK'S FILE 201600246312 real property records of DALLAS County, Texas, with LATRICIA D. RODGERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LATRICIA D. RODGERS, securing the payment of the indebtednesses in the original principal amount of \$201,079.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MO 63368

\_\_\_\_\_  
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  
AUG 10 AM 10:34  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY



NOS0000006863419

**EXHIBIT "A"**

BEING LOT 13, BLOCK A, WESTCHESTER VALLEY, PHASE 2, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2001140, PAGE 244, MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000006863419

FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2017 JUL 10 AM 9:19

INSTRUMENT IS A SUPERIOR  
COUNTY CLERK  
DALLAS COUNTY

ORIGINAL

**NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS, THE FORECLOSURE IS SCHEDULED TO OCCUR ON AUGUST 1, 2017.**

**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.**

**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** pursuant to that certain Renewal, Modification and Extension Agreement (Note Secured by Tax Lien Covering Real Estate) (the "Security Agreement") dated September 22, 2012 executed by Orlando Chapa as grantor (whether one or more, hereinafter "Grantors"), Grantors conveyed to Heather E. Kraft, Trustee, all of their right, title, and interest in to the one or more parcels of real property described in the Security Agreement, together with all improvements thereon and including all other property set forth in the Security Agreement, to secure the payment of that certain Note (the "Obligation") dated September 22, 2012 in the original principal amount of \$22,780.80 executed by Grantors and payable to the order of Moncor Tax Advisors, Inc. and any and all other indebtedness secured by the Security Agreement; and

**WHEREAS** the Security Agreement was filed in the Official Real Property Records of Dallas County, Texas under Instrument No. 201200291677; and

**WHEREAS** pursuant to the Security Agreement and that one or more certain Consent(s) to Transfer of Tax Lien or Tax Lien Transfer Affidavit(s) or Affidavit(s) Under Property Tax Code 32.06 or Authorization For Transfer of Tax Lien or Affidavit Authorizing Transfer of Tax Lien executed by Grantor (whether one or more, the "Tax Lien Transfer Affidavit") and one or more certain Certification(s) of Transfer of Tax Lien by Tax Assessor/Collector, Assignment of Tax Lien, Transfer Tax Lien, Transfer of Tax Lien Certification, Affidavit(s) Certifying Transfer of Tax Lien, or Certification(s) of Payment of Taxes Paid by Another Person and Transfer of Lien Pursuant to Texas Tax Code Section 32.06 (whether one or more, the "Transfer of Tax Lien Certification")

executed on behalf of Dallas County, City of Grand Prairie, Dallas County Community College District, Grand Prairie ISD, Parkland Hospital District, School Equalization and Westchester PID, Moncor Tax Advisors, Inc. has succeeded to the liens, rights and privileges of Dallas County, City of Grand Prairie, Dallas County Community College District, Grand Prairie ISD, Parkland Hospital District, School Equalization and Westchester PID in accordance with Sections 32.05 – 32.065 of Texas Tax Code with respect to any property identified in the Tax Lien Transfer Affidavit and Transfer of Tax Lien Certification (such real property, together with property described in the Security Agreement being referred to herein as the “Property”); and

**WHEREAS** the Tax Lien Transfer Affidavit and Transfer of Tax Lien Certification were filed in the Official Real Property Records of Dallas County, Texas under Instrument No. 201100212063 and 201200299548; and

**WHEREAS** Propel Funding National 1, LLC (the “Beneficiary”) is the current owner and holder of the Obligation, is the Beneficiary under the Security Agreement and is the assignee of the liens originally transferred under the Tax Lien Transfer Affidavit and Transfer of Tax Lien Certification; and

**WHEREAS** Howard Marc Spector (the “Substitute Trustee”) has succeeded to all rights and interest of Heather E. Kraft under the Security Agreement; and

**WHEREAS** the Beneficiary has directed the Substitute Trustee to enforce the power of sale granted under, *inter alia*, the Security Agreement and for the purpose of collecting the indebtedness secured under it, and to foreclose the tax liens assigned to Beneficiary by Dallas County, City of Grand Prairie, Dallas County Community College District, Grand Prairie ISD, Parkland Hospital District, School Equalization and Westchester PID in accordance with Sections 32.05 – 32.065 of Texas Tax Code. Notice is given that before the sale, the Beneficiary may appoint another personal substitute trustee to conduct the sale; and

**WHEREAS** the sale is a non-judicial foreclosure of tax liens and security interests being conducted pursuant to the power of sale granted by the Security Agreement and Obligation executed by Orlando Chapa and pursuant to the laws of the State of Texas; and

**WHEREAS** default has occurred under the Obligation and/or the Security Agreement; and

Therefore, Howard Marc Spector, Substitute Trustee, having an address of 12770 Coit Road, Suite 1100, Dallas, Texas 75251, hereby gives notice, that, after due posting, publication, and filing of this Notice, and after having given written notice of at least twenty-one (21) consecutive days by certified mail, return receipt, to (i) each owner of the Property, of which Beneficiary has actual knowledge as of the date hereof, at the last known address of each such owner, (ii) each debtor who, according to the records of the Beneficiary, is obligated to pay the debts owed to the Beneficiary which are secured by the Property, and (iii) the mortgage servicer or the holder of all recorded real property

liens encumbering the Property, I will sell the Property at public auction on **AUGUST 1 2017**, to the highest bidder or bidders at the area that has been designated pursuant to the order of the Commissioner's Court of Dallas County, Texas, as the general area where foreclosure sales are conducted, which is: the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners.

Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than **12:00 p.m.** and no later than three hours after that time. The sale shall be completed by no later than 4:00 p.m.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the Beneficiary to have its bid credited to the Obligation up to the amount of the unpaid debt secured by the Security Agreement and liens evidenced by the Transfer of Tax Lien Certification. Other than the Beneficiary, those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in **"AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE SECURITY AGREEMENT AND AT PURCHASER'S OWN RISK.** 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 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee. Pursuant to Security Agreement and applicable law, the Beneficiary has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the Property or any part of the Property that are proved equal or superior to the liens and other rights of Beneficiary under its security instrument(s) or other recorded instruments.

A description of the Property to be sold is described on the attached "Exhibit A" which is incorporated by this reference for all purposes as if fully set forth herein.

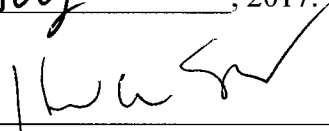
The instruments to be foreclosed are the Security Agreement, the Tax Lien Transfer Affidavit and the liens evidenced by the Transfer of Tax Lien Certification.

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee may not appear at the date, time, and place of the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the

date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

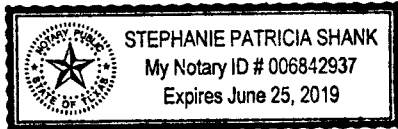
Questions concerning the sale may be directed to counsel for the Beneficiary: Howard Marc Spector, Spector & Johnson, PLLC, 12770 Coit Road, Suite 1100, Dallas, TX 75251; (214) 365-5377.

Witness my hand the 6<sup>th</sup> day of July, 2017.

  
\_\_\_\_\_  
Howard Marc Spector  
Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 6<sup>th</sup> day of July, 2017 by Howard Marc Spector, Substitute Trustee.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: 6-29-2019



EXHIBIT "A"

BEING LOT 12, IN BLOCK C OF WESTCHESTER GROVE, AN  
ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS  
COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF  
RECORDED IN VOLUME 2002077, PAGE 15, OF THE MAP  
RECORDS OF DALLAS COUNTY, TEXAS.

Street Address: 412 Willow Trails Drive, Grand Prairie, TX 75052

Our File Number: 575.100088

Name: JORGE HERNANDEZ AND SPOUSE, MANDY HERNANDEZ

**NOTICE OF TRUSTEE'S SALE**

**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.**

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.

WHEREAS, on May, 6 2004, JORGE HERNANDEZ AND SPOUSE, MANDY HERNANDEZ, executed a Purchase Money Deed Of Trust conveying to GEORGE M. SHANKS, JR. as Trustee, the Real Estate hereinafter described, to MILA, INC. D/B/A MORTGAGE INVESTMENT LENDING ASSOCIATES INC., in the payment of a debt therein described, said PURCHASE MONEY DEED OF TRUST being recorded under County Clerk Number 2893057, Volume 2004097, Page 02672 in the DEED OF TRUST OR REAL PROPERTY records of DALLAS COUNTY, TX; 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 PURCHASE MONEY DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, August 1, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in DALLAS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the outside area on the North side of the George Allen Courts Building facing Commerce Street or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

LOT 8, BLOCK D, OF VISTA GRANDE ESTATES ADDITION, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 69218, PAGE 1509, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 901 PALOS VERDES STREET  
GRAND PRAIRIE, TX 75052  
Mortgage Servicer: Franklin Credit Management Corporation  
Noteholder: Deutsche Bank National Trust Company, as certificate trustee on behalf of Bosco Credit II Trust  
Series 2010-1  
101 HUDSON STREET, 25TH FLOOR  
JERSEY CITY , NJ 07302

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.

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.

WITNESS MY HAND this day, July 10, 2017.



Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, 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, Kelly Leonard, Angel L. Reyes II, Chance Oliver or Max Murphy, Substitute Trustee  
c/o Angel Reyes & Associates, P.C.  
5950 Berkshire Lane, Suite 410  
Dallas, TX 75225 469-425-3140

FILED  
JUL 10 AM 11:49  
JURAH F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

Property: 2113 Avenue C, Grand Prairie, TX 75051

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**A Debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.**

DEED OF TRUST      Date: **February 12, 2013**

Grantor:              **EJAZ Investment Group, Inc., a Texas corporation**

Mortgagee/Lender:      Bank of DeSoto, N.A.  
                                    PO Box 7777  
                                    DeSoto, Texas 75123

Recorded in:              **Office of the County Clerk Dallas County, Texas**  
                                    **Record Number 201300045297**

Property/ County:      2113 Avenue C, Grand Prairie, TX 75051/Dallas County, Texas

Legal Description:      Lot 16, Block 1 of Allen Ranch Estates No. 2, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Map thereof recorded in Volume 71079, Page 23, of the Map Records of Dallas County, Texas.

Date of Sale:              **August 1, 2017**

Earliest Time Sale will Begin: 10:00 A.M.

Place of Sale of Property:      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 Substitute Trustee will sell the property by public auction to the highest bidder or Bidders 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.

The property is being sold subject to all matters which are prior to the Deed of Trust, which affect title thereto, and which are superior interest therein.

Date: June 27, 2017



Vicki K. McCarthy  
Substitute Trustee  
c/o Law Office of Vicki K. McCarthy  
114 South 5<sup>th</sup> Street  
Midlothian, TX 76065  
Office (972) 296-9971  
Fax (972) 709-3181  
Email: vmccar1106@aol.com

FILED  
JUN 27 10 AM 11:4  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

FILED

JUL 10 PM 2:59

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

Notice Pursuant to Tex. Prop. Code 51.002 (b):  
Assert and protect your rights as a member of  
the annual forum of the United States. If you are  
or your spouse is serving on active 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 annual forum of the United States, please read  
within notice of the active duty military service to the  
sender of this notice immediately.

### NOTICE OF SUBSTITUTE TRUSTEE SALE

WHEREAS, LELIO OMAR ROMO, LUCAS MATTIAS ROMO AND LELIA SABRINA ROMO delivered that one certain Deed of Trust dated July 6, 2007, which is recorded in Instrument No. 20070159692 of the real property records of Dallas County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a promissory note in the principal amount of \$44,950.00 payable to the order of James Trinkle II, Individual to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, JAMES TRINKLE, II, the Mortgagee or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell the real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, August 1, 2017, beginning at 10:00 AM or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioner's Court, George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202, pursuant to sections 51.002 of the Texas Property Code.

NOTICE IS FURTHER GIVEN that the address of James Trinkle, II is 2302 Winchester Court, Tolar, TX 76476. Pursuant to the Texas Property Code, The Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Keston Trinkle. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: July 14, 2017

  
\_\_\_\_\_  
SUBSTITUTE TRUSTEE(S)

EXHIBIT A

BEING a one over one hundred and eighty-nine (1/189) fractional undivided interest in and to the property described as follows hereto, together with the sole and exclusive right to use that mobile home homestead location identified by commonly-known address as 734 San Grande Court, Grand Prairie, Texas 75050, said use right being an appurtenance running with the ownership of said undivided interest in and to the following described property:

BEING a tract of land situated in the ELIZABETH GREY SURVEY, ABSTRACT NO. 1680, in the City of Grand Prairie, Dallas County, Texas, and being a part of a 24.0929 acre tract of land conveyed by Artie Lee Caster et ux, to the Lynn-Dale Company by Deed dated March 25, 1968, and recorded in Volume 58154 at Page 1625 in the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod for corner, same being the Northwest corner of the above-mentioned 24.0929-acre tract, same also being the North line of the Elizabeth Grey Survey, Abstract No. 1680, and the South line of the J. C. Read Survey, Abstract No. 1183, and in the East line of the Whittle Addition, an Addition recorded in Volume 22, Page 21, in the Map Records of Dallas County, Texas;

THENCE, East with the common line between the said surveys and North fence of said 24.0929 acre tract for a distance of 1,315.00 feet to an iron rod for corner;

THENCE, South 03 degrees, 27 minutes 32 seconds West for a distance of 629.56 feet to an iron rod for corner in the North line of Shady Grove Road;

THENCE South 85 degrees, 14 minutes, 32 seconds West along said North line of Shady Grove Road for a distance of 192.94 feet to an iron rod for corner;

THENCE, South 73 degrees, 55 minutes, 56 seconds West along said North line of Shady Grove Road for a distance of 101.98 feet to an iron rod for corner;

THENCE, South 85 degrees, 14 minutes, 32 seconds West along said North line of Shady Grove Road, 598.57 feet to an iron rod for corner;

THENCE, South 86 degrees, 39 minutes, 38 seconds West along said North right of way line of Shady Grove Road as established by right of way, Deed recorded in Volume 2267, at Page 51 in the Deed Records of Dallas County, Texas, for a distance of 402.00 feet to a point for corner in said East line of Whittle Addition;

THENCE North 00 degrees, 51 minutes, 04 seconds East along said East line of Whittle Addition for a distance of 745.79 feet to the PLACE OF BEGINNING.

CONTAINING 905,313.0221 square feet or 20.7831 acres of land, more or less.

**Notice of Trustee's Sale**

Date: July 7, 2017

Substitute Trustee: Kim R. Thorne

Substitute's Trustee's Address: 123 W. Main St, Suite 300, Grand Prairie, Dallas County, Texas 75050

Mortgagee: Jerry Wayne Patton

Mortgagee's Address: 2318 Ingleside Drive, Grand Prairie, Dallas County, Texas 75050

Note: \$135,000.00

**Deed of Trust**

Date: March 3, 2017

Grantor: Charles Garrett Blair

Mortgagee: Jerry Wayne Patton

Recording information: Deed of Trust filed as Instrument File Number 201700074844 in the Official Public Records of Dallas County, Texas

Property: Lot 3, Block A, WESTOVER RIDGE, INSTALLMENT NO. 1, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 819, Page 2049, Map Records of Dallas County, Texas. Property address is 1306 Halifax Drive, Grand Prairie, Texas.

County: Dallas

Date of Sale (first Tuesday of month): August 1, 2017

Time of Sale: 11:00 a. m.

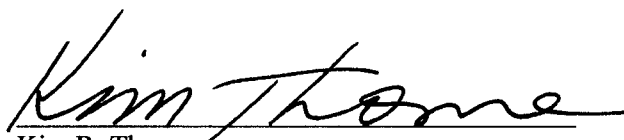
Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

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.

Kim R. Thorne is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Kim R. Thorne  
Thorne & Skinner  
123 W. Main St, Suite 300  
Grand Prairie, Texas 75050  
972.264.1614

FILED  
JUL -7 AM 9:01  
IN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY