

Our File Number: 15-04504

Name: MARGARET A COLEMAN AND FARRELL N. COLEMAN, WIFE AND HUSBAND

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 14, 2006, MARGARET A COLEMAN AND FARRELL N COLEMAN, WIFE AND HUSBAND, executed a Deed of Trust/Security Instrument conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 200600070566, 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, AUGUST 1, 2017**, 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:

LOT 7, BLOCK 31, NORTHRIDGE ESTATES NO. 2, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 111, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 1524 HIGHLAND STREET
MESQUITE, TX 75149

Mortgage Servicer: BANK OF AMERICA, N.A.

Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

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.

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 15 day of May, 2017.



Guy Wiggs, David Stockman, Brenda Wiggs,
Donna Stockman, Denise Boerner, Tim Lewis, 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,
Mark Buleziuk, Matt Hansen, Terry Waters, Chris
Demarest, Michelle Schwartz, 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

2017 MAY 15 PM 12:42

FILED