

Amanda Martin and Miguel Martin
3308 Auburn Drive
Rowlett, Texas 75088
Our file #1216-479F

ATTENTION SERVICE MEMBERS:

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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 10, 2006, Amanda Martin and Miguel Martin executed a Deed of Trust conveying to Netco, Inc., a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Company, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 200600178432 in the Real Property Records of Dallas County, Texas; and

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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 7, 2018, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

LOT 28, IN BLOCK "F" OF COLLEGE PARK, NO.2, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83243, PAGE 2429, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AS AMENDED BY CERTIFICATE OF CORRECTION OF ERROR FILED JANUARY 11, 1984, RECORDED IN VOLUME 84009, PAGE 3313, AS AMENDED BY CERTIFICATE OF CORRECTION OF ERROR FILED MARCH 26, 1984, RECORDED IN VOLUME 84961, PAGE 1100, DEED RECORDS, DALLAS COUNTY, TEXAS.


Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is U.S. Bank National Association, As Trustee For Asset Backed Securities Corporation Home Equity Loan Trust, Series MO 2006-HE6, Asset Backed Pass-Through Certificates, Series MO 2006-HE6. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

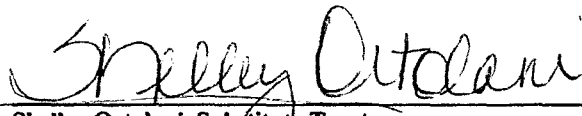
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Substitute and Successor Substitute Trustees are identified below.

HARVEY LAW GROUP


Kelly J. Harvey, Texas State Bar No. 09180150
Jerro W. Mason, Texas State Bar No. 24081794
Attorneys for Mortgagee and Mortgage Servicer
Date: 7/2/2018

FILED
2018 JUL 16 PM 2:11
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
TEXAS
BY _____



**Shelley Ortolani, Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Francesca Ortolani, Successor Substitute Trustee, or
Shelley Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Francesca Ortolani, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Michelle Schwartz, Successor Substitute Trustee, or
Guy Wiggs, Successor Substitute Trustee, or
David Stockman, Successor Substitute Trustee, or
Brenda Wiggs, Successor Substitute Trustee, or
Denise Boerner, Successor Substitute Trustee, or
Donna Stockman, Successor Substitute Trustee, or
Tim Lewis, Successor Substitute Trustee, or
Kathy Arrington, Successor Substitute Trustee**

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas
77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

CAUSE NO. DC-18-04008

IN RE ORDER FOR FORECLOSURE CONCERNING	§	IN THE DISTRICT COURT OF
	§	
	§	
3308 AUBURN DRIVE, ROWLETT, TEXAS 75088	§	DALLAS COUNTY, TEXAS
	§	
	§	
UNDER TEX. R. CIV. PROC. 736	§	116th JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE
AND FORECLOSURE**

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by U.S. Bank National Association, As Trustee For Asset Backed Securities Corporation Home Equity Loan Trust, Series MO 2006-HE6, Asset Backed Pass-Through Certificates, Series MO 2006-HE6 ("Petitioner"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days and that this is an *in rem* proceeding.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on October 4, 2016, the Petitioner gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on December 9, 2016; and
- the loan is due for the August 1, 2016 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 3308 Auburn Drive, Rowlett, Texas 75088 (the "Property") which has the following legal description:

LOT 28, IN BLOCK "F" OF COLLEGE PARK, NO.2, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME

83243, PAGE 2429, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AS AMENDED BY CERTIFICATE OF CORRECTION OF ERROR FILED JANUARY 11, 1984, RECORDED IN VOLUME 84009, PAGE 3313, AS AMENDED BY CERTIFICATE OF CORRECTION OF ERROR FILED MARCH 26, 1984, RECORDED IN VOLUME 84961, PAGE 1100, DEED RECORDS, DALLAS COUNTY, TEXAS.

(3) The name and last known address of each respondent subject to this Order is/are:

- Amanda Martin, 3308 Auburn Drive, Rowlett, Texas 75088
- Miguel Martin, 3308 Auburn Drive, Rowlett, Texas 75088

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 200600178432 of the real property records of Dallas County, Texas.

IT IS THEREFORE ORDERED that the Petitioner may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 26th day of June, 2018.



JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harvey
SBN#09180150

Kelly@kellyharvey.com

Jerry W. Mason

SBN: 24081794

jerry@kellyharvey.com

P.O. Box 131407

Houston, Texas 77219

Tel. (832) 922-4000

Fax. (832) 922-6262

ATTORNEYS FOR PETITIONER

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 07, 2018

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 January 29, 2016 and recorded in Document CLERK'S FILE NO. 201600028828 real property records of DALLAS County, Texas, with STANLEY LEE CARPENTER AND PATRICIA DENISE CARPENTER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by STANLEY LEE CARPENTER AND PATRICIA DENISE CARPENTER, securing the payment of the indebtednesses in the original principal amount of \$377,275.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301

MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, JOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, BRENT GRAVES, WENDY LAMBERT, TERRY WATERS, SHAWN SCHILLER, MATTHEW HANSEN, LOGAN THOMAS, GUY WIGGS, RUSSELL STOCKMAN, DAVID STOCKMAN, TIM LEWIS

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: _____

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2018 JUL 16 PM 3:06

FILED



NOS00000007610280

0000007610280

DALLAS

EXHIBIT "A"

LOT 4, BLOCK C, WATER'S EDGE PHASE 1, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS,
ACCORDING TO MAP OR PLAT RECORDED UNDER CLERK'S FILE NO. 201300087190, MAP/PLAT RECORDS, DALLAS
COUNTY, TEXAS.



NOS0000007610280