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2017 OCT 12 PM 12:44

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County

Deed of Trust Dated: October 22, 1997

Amount: \$133,518.00

Grantor(s): CARLAS T CANADY and MIRENDA U CANADY

Original Mortgagee: CTX MORTGAGE COMPANY

Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Recording Information: Document No. 2160139

Legal Description: BEING LOT 18, BLOCK 2 OF SLEEPY HOLLOW, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79228, PAGE 1173, MAP RECORDS, DALLAS COUNTY, TEXAS.

Date of Sale: December 5, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI, MARY MANCUSO OR JOHN PHILLIP MARQUEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

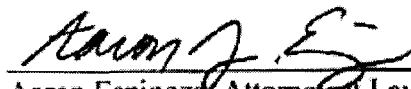
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

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.

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 MORTGAGEE'S ATTORNEY.


Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-015600


SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI,
MARY MANCUSO OR JOHN PHILLIP MARQUEZ
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County
Deed of Trust Dated: June 30, 2015
Amount: \$286,711.00
Grantor(s): ANA MOHSIN and HASAN MOHSIN

Original Mortgagee: RESIDENTIAL BANCORP, INC., A CORPORATION
Current Mortgagee: RESIDENTIAL BANCORP

Mortgagee Address: RESIDENTIAL BANCORP, 6850 MILLER ROAD, BRECKSVILLE, OH 44141

Recording Information: Document No. 2015-00174729

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

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MITCHELL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-018266


SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI,
MARY MANCUSO OR JOHN PHILLIP MARQUEZ
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED
2017 OCT -5 AM 11:43
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

EXHIBIT "A"

Order No.: 6000071500916

TRACT I:

BEING all that certain lot, tract or parcel of land situated in the JAMES HUGHES SURVEY, Abstract No. 539, in the City of Cedar Hill, Dallas County, Texas, and being described as Tract I in Warranty Deed from N 2 Deep, Inc. to RPL Properties, LLC, dated June 6, 2013 and recorded under Instrument No. 201300181776, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the southwest corner of the herein described RPL Properties, LLC tract of land, same being the most easterly southeast corner of Lot 3, Block A, Juniper Ridge, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Plat recorded in Volume 66091, Page 3664, Map Records, Dallas County, Texas;

THENCE North 30 degrees 31 minutes 55 seconds West, in the southeast boundary line of said Lot 3, passing at a distance of 93.81 feet the common east corner of Lot 3 and Lot 2, of said Juniper Ridge, and continuing in the southeast boundary line of said Lot 2, a total distance of 193.30 feet (193.18 feet by deed) to a set 5/8 inch capped iron rod for corner, same being an ell corner in the southeast boundary line of said Lot 2;

THENCE North 62 degrees 24 minutes 39 seconds East, continuing in the southeast boundary line of said Lot 2 and passing at a distance of 172.22 feet the common southeast corner of Lot 1 and 2, of said Juniper Ridge and continuing in the southeast boundary line of said Lot 1, a total distance of 193.94 feet to a set 5/8 inch capped iron rod for corner, same being an ell corner in the southeast boundary line of said Lot 1;

THENCE South 32 degrees 21 minutes 26 seconds East, a distance of 325.26 feet (325.10 feet by deed) to a found 1/2 inch metal pipe for corner, same being the southwest corner of that certain 2.5161 acre tract of land described in Substitute Trustee's Deed to George Andrew Dimsdale, dated April 3, 2012 and recorded under Instrument No. 201200107756, Deed Records, Dallas County, Texas, the northwest corner of that certain 3.1176 acre tract of land described in Warranty Deed from Garland Carrell Vincent to Bryan W. Green and Robert D. Cornelius, dated March 15, 2002 and recorded in Volume 2002055, Page 38f9, Deed Records, Dallas County, Texas, and the northeast corner of that certain 1.955 acre tract of land described in Warranty Deed from Rae Louise Moon to B. Dean Philpot, dated December 30, 1983 and recorded in Volume 84013, Page 2094, Deed Records, Dallas County, Texas;

THENCE North 85 degrees 44 minutes 41 seconds West, a distance of 248.45 feet (248.64 feet by deed) to the POINT OF BEGINNING and containing 1.174 acres of land, more or less.

TRACT II:

EASEMENT ESTATE created pursuant to the terms of the Easement Deed from Jarrell Douglas Moon and wife, Rae S. Moon to Loraine Kellogg dated October 19, 1979, filed October 25, 1979, recorded in Volume 79210, Page 2387, Deed Records, Dallas County, Texas, and BEING that certain lot, tract or parcel of land situated in the JAMES HUGHES SURVEY, Abstract No. 539, in the City of Cedar Hill, Dallas County, Texas, and being out of that certain 44.243 acre tract of land described in General Warranty Deed from W.F. Morris Jr. to Harry Englert Jr. dated November 21, 1972 and recorded in Volume 72230, Page 2764, Deed Records, Dallas County, Texas, and being described as Tract II in

EXHIBIT "A"

(continued)

Warranty Deed from N 2 Deep, Inc. to RPL Properties, LLC, dated June 6, 2013 and recorded under Instrument No. 201300181776, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod for the most easterly southeast corner of said 44.243 acre tract of land, same being the southeast corner of that certain Lot 1, Block A, Juniper Ridge, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Plat recorded in Volume 86091, Page 3664, Map Records, Dallas County, Texas, and in the southwest right-of-way line of Belt Line Road (having a 60 foot wide right-of-way);

THENCE South 42 degrees 52 minutes 02 seconds West in the southeast boundary line of said 44.243 acre tract of land and the southeast boundary line of said Lot 1, a distance of 188.24 feet (188.72 feet by deed) to a set 5/8 inch capped iron rod for corner, same being the northeast corner of that certain 1.174 acre tract of land described as Tract I in Warranty Deed from N 2 Deep, Inc. to RPL Properties, LLC, dated June 6, 2013 and recorded under Instrument No. 201300181776, Deed Records, Dallas County, Texas;

THENCE South 62 degrees 24 minutes 39 seconds West, continuing in the southeast boundary line of said Lot 1 and the northwest boundary line of said 1.174 acre tract of land, a distance of 16.00 feet to a set 5/8 inch capped iron rod for corner;

THENCE North 28 degrees 51 minutes 09 seconds West, over and across said Lot 1, a distance of 16.28 feet (16.00 feet by deed) to a found 3/8 inch iron rod for corner;

THENCE North 44 degrees 26 minutes 35 seconds East, continuing over and across said Lot 1, a distance of 194.19 feet (195.25 feet by deed) to a set 5/8 inch capped iron rod for corner, same being in the northeast boundary line of said Lot 1, in the southwest right-of-way line of said Belt Line Road and in a curve to the left with a radius of 1175.92 feet, a chord bearing of South 61 degrees 56 minutes 11 seconds East and a chord distance of 16.00 feet;

THENCE in a Southeasterly direction, in the northeast boundary line of said Lot 1, in the southwest right-of-way line of said Belt Line Road and in said curve to the left, an arc distance of 16.00 feet to the POINT OF BEGINNING and containing 0.062 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

John Doe - ABCDEF

John Doe - ABCDEF

John Doe - ABCDEF
John Doe - ABCDEF

EXHIBIT "A"
LEGAL DESCRIPTION

John Doe - ABCDEF

Doc. No. 12345
123456789

111 CHAMBLIN DRIVE
CEDAR HILL, TX 75104

00000007050172

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

FILED

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.

2017 SEP 25 PM 3: 51

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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

Date: December 05, 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 27, 2013 and recorded in Document CLERK'S FILE NO. 201300310871 real property records of DALLAS County, Texas, with THEODORE O. ANDERSON, II AND STACIE ANDERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THEODORE O. ANDERSON, II AND STACIE ANDERSON, securing the payment of the indebtednesses in the original principal amount of \$176,248.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PACIFIC UNION FINANCIAL, LLC 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. PACIFIC UNION FINANCIAL, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PACIFIC UNION FINANCIAL, LLC
1603 LBJ FREEWAY SUITE 500
FARMERS BRANCH, TX 75234

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. 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: _____



NOS00000007050172

0000007050172

DALLAS

EXHIBIT "A"

LOT 5 BLOCK A, WATERFORD OAK WEST, AN ADDITION TO THE CITY F CEDAR HILL, DALLAS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2002202, PAGE 117, OF THE MAP RECORDS OF
DALLAS COUNTY, TEXAS.



NOS0000007050172

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/25/2005
Grantor(s): MOLLIE B. WHITE, AN UNMARRIED PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SFMC, LP. - DBA SOLUTIONS FUNDING MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$172,550.00
Recording Information: Book 2005054 Page 02199 Instrument 3281282
Property County: Dallas
Property: BEING LOT 1, IN BLOCK I, OF THE RESERVE AT HIGH POINTE, PHASE III, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2003205, PAGE 938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
Reported Address: 127 TIGER TRAIL, CEDAR HILL, TX 75104

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of December, 2017
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustee(s): 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

FILED
2017 SEP 25 PM 3:53
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY