

**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.**

**Date of Instrument:** May 16, 2016

**Grantor(s):** John Perkins and Patricia Brown

**Original Mortgagee:** LHU Assets, LLC

**Recording Information:** Instrument #201700297412 of the Office of Public Records of Dallas County

**Current Mortgagee:** LHU Assets, LLC

**Date of Sale:** December 5, 2017

**Time of Sale:** 10:00 AM or not later than three hours after that time.

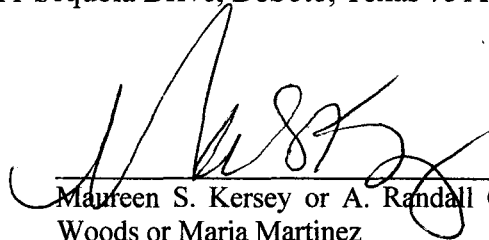
**Place of Sale:** The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang or as designated by the county commissioners.

**Legal Description of property to be sold:**

Lot 10, Block 1, of LYNNWOOD ESTATES NO. 1 (REV), an addition to the City of DeSoto, Dallas County, Texas, according to the plat thereof recorded in Volume 73072, Page 2379, of the Map Records of Dallas County, Texas.

**More Commonly Known As:** 1311 Sequoia Drive, DeSoto, Texas 75115

**Terms of sale:** Cash

  
\_\_\_\_\_  
Maureen S. Kersey or A. Randall Camacho or Xavier Woods or Maria Martinez  
Substitute Trustee  
A. Randall Camacho, PLLC  
1300 Glade Road  
Colleyville, Texas 76034  
817-281-4747

Return to:  
A. Randall Camacho, PLLC  
1300 Glade Road  
Colleyville, Texas 76034

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2017 NOV 13 PM 3:02

FILED

Our File Number: 15-06791

Name: MEOCHIA WATKINS AND SPOUSE, TOLAND WATKINS

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 14, 2002, MEOCHIA WATKINS AND SPOUSE, TOLAND WATKINS, executed a Deed of Trust/Security Instrument conveying to DAVID BROWN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR RYLAND MORTGAGE COMPANY, AN OHIO CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2117742, 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, DECEMBER 5, 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 19, IN BLOCK B OF CRYSTAL CREEK RIDGE ADDITION, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2000205, PAGE 200 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 215 LARAMIE LANE  
DESOTO, TX 75115

Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC

Noteholder: BANK OF AMERICA, N.A.  
1600 S. DOUGLASS ROAD, SUITE 200-A  
ANAHEIM, CA 92806

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 13 day of November, 2017

*Guy Wiggs by Donna Stockman*  
Guy Wiggs, David Stockman, Brenda Wiggs,  
Donna Stockman, Denise Boerner, Tim Lewis,  
Mary Mancuso, Shelley Ortolani, Russell  
Stockman, Rick Snoke, Michele Hreha, Robert  
Ortolani, 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

NOV 13 AM 11:31

FILED

RTS

**NOTICE TO SERVICE MEMBERS: A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Service Members Civil Relief Act (50 U.S.C. app Section 501 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.**

**NOTICE OF NON-JUDICIAL FORECLOSURE SALE**

THE STATE OF TEXAS

KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

THAT, on the 27<sup>th</sup> Day of April, 2007, TOBIAN JOHNSON, A SINGLE PERSON, did execute and deliver to COUNTRYWIDE BANK, FSB, that certain Promissory Note, in the original principal sum of ONE HUNDRED SEVENTY FOUR THOUSAND FOUR HUNDRED DOLLARS 00/100 (\$174,400.00) [the "Note"]; and

WHEREAS, default has occurred in the payment of the Note and the same has been accelerated to maturity and is not wholly due; and

WHEREAS, the repayment of the aforesaid Note is secured by the certain Deed of trust, dated 27<sup>th</sup> Day of April, 2007, executed by TOBIAN JOHNSON, A SINGLE PERSON, in favor of COUNTRYWIDE BANK, FSB [the "Deed of Trust"], which Deed of Trust is recorded under Official Records INSTRUMENT # 20070159687; and as assigned through an Assignment of Deed of Trust recorded under Official Records INSTRUMENT # 201000311524 on 12/08/2010 and RE-RECORDED ON 11/08/2011 INSTRUMENT # 201100292499 in favor of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OH2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OH2 in the Real Property Records of DALLAS County, Texas, and which covers and affects real property more particularly located DALLAS County, Texas [the "Property"]; and

WHEREAS, the undersigned has been designated to act as Substitute Trustee under the Deed of Trust, for the purpose of collection of the Note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5<sup>th</sup> Day of December 2017 at 1:00 p.m, or within three (3) hours thereafter, I will sell to the highest bidder for cash, at the place designated by the Commissioner's Court of DALLAS County, Texas, to wit: being the public area of THE OUTSIDE AREA ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, located in the City of Dallas, Texas, the following described real property, to wit:

LOT TWO (2), BLOCK G, AVONDALE, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2002242, PAGE 158 MAP RECORDS, DALLAS COUNTY, TEXAS.

WITNESS MY HAND this 13 day of Nov, 2017

*Amy Wiggs by Donna Stockman*

Rick Snoko or Jason L. Fowl or Guy Wiggs or Russell Stockman or David Stockman, Brenda Wiggs or Denise Boerner or Donna Stockman or Tim Lewis or Michelle Schwartz  
SUBSTITUTE TRUSTEE

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

**ADDRESS OF PROPERTY:**

604 Abbott Drive  
Desoto Texas 75115

**ADDRESS OF TRUSTEE:**

C/O Rick Snoko  
5900 South Lake Forest Drive, Suite 380  
McKinney, TX 75070

FILED

2017 NOV 13 AM 11:31

**NOTICE OF TRUSTEE'S SALE**  
(BY SUBSTITUTE TRUSTEE)

Debt evidenced by that certain Real Estate Lien Note dated **SEPTEMBER 30, 2016**, in the **Original Principal Amount of \$348,721.50** (the "Note") executed by **SHUMONE BURNETT**, as **MANAGING MEMBER** of **MOE AND DREA CLEANING SOLUTIONS LLC**, to **DHLC MORTGAGE, LLC, A TEXAS LIMITED LIABILITY COMPANY**. That Note is secured by a certain Deed of Trust and Security Agreement of even date, (the "Deed of Trust") from **MOE AND DREA CLEANING SOLUTIONS LLC** to **DENNIS F. HOUFEK** as Trustee for the benefit of **DHLC MORTGAGE, LLC, A TEXAS LIMITED LIABILITY COMPANY**, recorded as **Document No. 201600309060** in the Official Public Real Estate Records as maintained by the County Clerk of Dallas County, Texas. That Deed of Trust was amended by one certain **DEED OF TRUST AMENDMENT** recorded as **Document No. 201600315657** in the Official Public Real Estate Records as maintained by the County Clerk of Dallas County, Texas

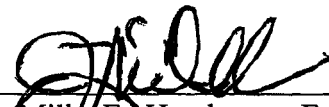
Legal Description of the property: SEE EXHIBIT "A" ATTACHED HERETO

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: 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, the Fifth (5th) day of December, 2017 between the hours of 10:00 a.m. and 4:00 p.m. the foreclosure sale will be conducted in Dallas County, Texas, in the area of the Courthouse of said county designated by the Commissioner's 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 Commissioner's Court of said county, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The Trustee's Sale will begin no earlier than 10:00 a.m. and must be conducted within three hours of such starting time. Said sale shall be to the highest bidder for cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against that indebtedness.

EXECUTED on this 9<sup>th</sup> day of November, 2017

  
\_\_\_\_\_  
Jim Mills, Ed Henderson, Emily Northern,  
Alex Zografos, Bill Gibson, Susan Mills,  
Substitute Trustee, any to be named

Questions should be directed to: Foreclosure Department  
(512)340-0331

2017 NOV 13 AM 11:26

FILED

**EXHIBIT A**

Lot 1, Block 6, Regents Park Subdivision, an Addition to the City of Desoto, Dallas County, Texas, according to Map or Plat thereof Recorded in Volume 91091, Page 2713, of the Map Records of Dallas County, Texas.

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: 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 August 21, 2008 and recorded in Document CLERK'S FILE NO. 20080279560 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201700067587 real property records of DALLAS County, Texas, with JAMES W. STERNS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES W. STERNS, securing the payment of the indebtednesses in the original principal amount of \$296,000.00, 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:

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 NOV 13 PM 3:26

FILED



NOS0000007084452

0000007084452

DALLAS

**EXHIBIT "A"**

BEING LOT 1, IN BLOCK A, OF TEN MILE CREEK ESTATES, PHASE II, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94093, PAGE 1, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000007084452

FILED

NOTICE OF ASSESSMENT LIEN SALE

2017 NOV 14 PM 2:40

STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

WHEREAS, on or about August 25, 2014, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Ernest Lanell Bronson, the present owner of said real property, to Stillwater Canyon Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Ernest Lanell Bronson has continued to default in the payment of his indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, December 5, 2017, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 15, Block E, of Stillwater Canyon, Phase 1A, an addition to the City of Desoto, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2003191, Page 110, Map Records, Dallas County, Texas; as amended by Certificate of Correction of error filed April 23, 2004, recorded in Volume 2004079, Page 328, Deed Records, Dallas County, Texas (337 Crystal Lake Drive)

WITNESS my hand this 14 day of November, 2017

STILLWATER CANYON HOMEOWNERS  
ASSOCIATION, INC.

By: Jason R. Reed  
Jason R. Reed, Substitute Trustee  
Riddle & Williams, P.C.  
3811 Turtle Creek Blvd, Suite 500  
Dallas, Texas 75219

The within notice was posted by me on the 14 day of Nov, 2017, at the Dallas County Courthouse in Dallas, Texas.

[Signature]





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Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute prima facie evidence of the truth of the matters alleged. The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration of Covenants, Conditions and Restrictions for Stillwater Canyon (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondent's acquisition of the Property, Respondent agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article II of the Declaration.
5. Article II, Section 2 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article II, Section 4 of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondent's ownership, Respondent has been assessed maintenance fees in a non-discriminatory manner based on Respondent's ownership of the Property.

8. Article II, Section 2 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of January 11, 2017, Respondent is 55 months in default in his/her obligations to the Association for a total of Four Thousand Three Hundred and Sixteen Dollars and Sixty Eight Cents (\$4,316.68).
10. Respondent has been notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by notice letter dated January 16, 2013.
11. A Notice of Lien was filed on or about August 25, 2014 at Instrument Number: 201400215631 in the office of the County Clerk of DALLAS, Texas, and Respondent was notified of same by letter dated August 20, 2014.
12. The Association afforded Respondent thirty (30) days to cure the default pursuant to the August 20, 2014 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

**THE COURT THEREFORE GRANTS** the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

**IT IS THEREFORE ORDERED** that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

**IT IS FURTHER ORDERED** that the Association shall send Respondent a copy of this Order with the notice of foreclosure sale sent to Respondent; and

**IT IS FURTHER ORDERED** that the Association may communicate with Respondent and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON May 17, 2017.

  
JUDGE PRESIDING

FILED

NOTICE OF ASSESSMENT LIEN SALE NOV 14 PM 2:40

STATE OF TEXAS

§

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

COUNTY OF DALLAS

§

§

WHEREAS, on or about July 1, 2013, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Veronica Jones, the present owner of said real property, to Stillwater Canyon Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Veronica Jones has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, December 5, 2017, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 1, Block D, of Silver Creek Crossing, Phase V, an addition to the City of DeSoto, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002164, Page 99, of the Map Records of Dallas County, Texas (1528 Twin Pines Drive)

WITNESS my hand this 13 day of November, 2017

STILLWATER CANYON HOMEOWNERS  
ASSOCIATION, INC.

By: Jason R. Reed  
Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.  
3811 Turtle Creek Blvd, Suite 500  
Dallas, Texas 75219

The within notice was posted by me on the 14 day of Nov, 2017, at the Dallas County Courthouse in Dallas, Texas.

[Signature]

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/11/2014

**Grantor(s)/Mortgagor(s):**  
ANDRE T. PENTECOST AND MARTINA I.  
PENTECOST, HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
BOKF, NA DBA BANK OF TEXAS

**Current Beneficiary/Mortgagee:**  
BOKF, N.A.

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 201400174064

**Property County:**  
DALLAS

**Mortgage Servicer:**  
Bank of Oklahoma, N.A. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
7060 S. Yale Avenue, Suite 200,  
Tulsa , OK 74136

**Legal Description:** LOT 12, IN BLOCK N, OF CANDLE MEADOW, PHASE 2, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2002174, PAGE 61, PLAT RECORDS, DALLAS COUNTY, TEXAS.


**Date of Sale:** 12/5/2017

**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):**  
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 Deanna Segovia  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

FILED  
2017 NOV 14 AM 11:28  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**MH File Number:** TX-17-34508-POS  
**Loan Type:** VA

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE. 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 on 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 military service to the sender of this notice immediately.**

STATE OF TEXAS            §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated August 4, 2006, Willie G. Fortenberry and Tonya Fortenberry conveyed to Thomas F. Veters, as Trustee, the property situated in Dallas County, Texas, to wit:

Property:

LOT 3, BLOCK F, SILVER CREEK CROSSING, PHASE V, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2002164, PAGE 99, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

To secure that certain Note executed by Willie G. Fortenberry and made payable to 21<sup>st</sup> Mortgage Corporation, successor in interest to the initial lienholder in the Deed of Trust being foreclosed upon Option One Mortgage Corporation, a California Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on August 15, 2006 under Document/Instrument No. 200600298678 in the Official Public Records of Dallas County, Texas (hereinafter "Deed of Trust"); and

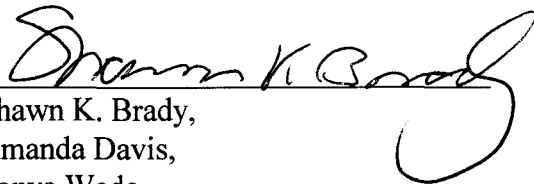
**WHEREAS**, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

DALLAS COUNTY  
COUNTY CLERK  
JOHN R. WARDEN  
2017 NOV 14 AM 10:28  
FILED

**WHEREAS**, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 5<sup>th</sup> day of December, 2017, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after that time outside on the north side of the George Allen Courts Building facing 600 Commerce Street, Dallas, Dallas County, Texas, below the overhang, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 13<sup>th</sup> day of November, 2017.



Shawn K. Brady,  
Amanda Davis,  
Sonya Wade,  
Diana Moreland,  
Karen Petersen, and/or  
Rick Petersen, any to act,  
Substitute Trustee

c/o BRADY LAW FIRM, PLLC  
6351 Preston Road, Suite 160  
Frisco, Texas 75034  
(972) 424-7200 Telephone  
(972) 424-7244 Facsimile

**GRANTEE'S MAILING ADDRESS:**

21<sup>st</sup> Mortgage Corporation  
620 Market Street  
One Center Square  
Knoxville, Tennessee 37902



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 02/10/2016  
**Grantor(s):** LISA N. SHANKLIN, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$154,646.00  
**Recording Information:** Instrument 201600036470  
**Property County:** Dallas  
**Property:** LOT 3, BLOCK B, MOCKINGBIRD HILL, SECTION IV, PHASE II-A, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2001120, PAGE 9, MAP RECORDS, DALLAS COUNTY, TEXAS.  
**Reported Address:** 1208 RIO VISTA DR, DESOTO, TX 75115

**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, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**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, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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.

DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN

NOV 13 AM 11:34

FILED  
PG1

FILED

2017 NOV 13 AM 10:13

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**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 IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS,** DEVOSHA KENDRICK AND DEVIN KENDRICK, WIFE AND HUSBAND delivered that one certain Deed of Trust dated AUGUST 31, 2016, which is recorded in INSTRUMENT NO. 201600243501 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 \$160,047.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, 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,** GATEWAY MORTGAGE GROUP, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

**NOTICE IS HEREBY GIVEN** that on Tuesday, DECEMBER 5, 2017, beginning at 1:00 PM, 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:

LOT 12, BLOCK E, OF CREEKTREE ESTATES, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84008, PAGE 1458, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of DALLAS County, Texas, for such sales (OR AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG).

**NOTICE IS FURTHER GIVEN** that the address of GATEWAY MORTGAGE GROUP, LLC, the Mortgagee or Mortgage Servicer, is 244 SOUTH GATEWAY PLACE, JENKS, OKLAHOMA 74037. 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 Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: NOVEMBER 13, 2017.

  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR ROSALIE C.  
SCHROEDER OR ERIKA J. BENNETT

FILE NO.: GMG-1569  
PROPERTY: 716 DARTBROOK DRIVE  
DESOTO, TEXAS 75115

DEVOSHA KENDRICK

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263

**NOTICE OF TRUSTEE'S SALE**

Notice is hereby given that on Tuesday, the 5<sup>th</sup> day of December, 2017; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

**Date of Deed of Trust:** August 12, 2017

**Grantor:** Cotton REI, LLC

**Original Trustee named in Deed of Trust:** L. Scott Horne

**Original amount of Secured Indebtedness:** \$187,500.00

**Original Beneficiary named in Deed of Trust:** IMAP Acq, LLC

**Property described in Deed of Trust:** Situated in Dallas County, Texas, and being: Lot 23, Block 7, Chapel Hill 1, an Addition to the City of DeSoto, Dallas County, Texas, according to the Map thereof recorded in Volume 86173, Page 4160 of the Map Records of Dallas County, Texas.

Also known as: 1108 Devonshire Dr, Desoto, Texas 75115

Said Deed of Trust is recorded under Clerks No. 201700235979 in the Deed of Trust Records of Dallas County, Texas.

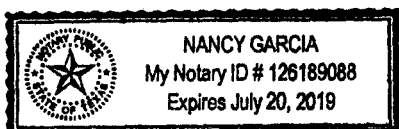
EXECUTED this 9 day of November, 2017

L. Scott Horne  
Trustee  
972-271-1700

**ACKNOWLEDGMENT**

THE STATE OF TEXAS    §  
  §  
COUNTY OF DALLAS    §

This instrument was acknowledged before me on the 9 day of November, 2017, by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.



[Signature]  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

PREPARED IN THE LAW OF:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041  
COUNTY CLERK  
JOHN E. WARREN

2017 NOV 13 PM 3:02

FILED