

FILED

Notice of Foreclosure Sale

2017 NOV 13 AM 12:24

1. *Property to Be Sold.* The property to be sold is described as follows:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BEING LOT 15, BLOCK E, WILLOW RUN PHASE II, AN ADDITION TO THE CITY OF
DUNCANVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP PLAT
THEE OF RECORDED IN VOLUME 82148, PAGE 520, OF THE MAP RECORDS OF
DALLAS COUNTY, TEXAS

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the DEED OF TRUST dated June 25, 2009 and recorded on August 20, 2009 as Instrument Number 200900240663 in the real property records of Dallas County, Texas, executed by Brenda Kay Esters and any modification or extensions of said Deed of Trust.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: December 5, 2017

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: Dallas County Courthouse in Dallas, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a 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 refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the 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 trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed Brenda Kay Esters.

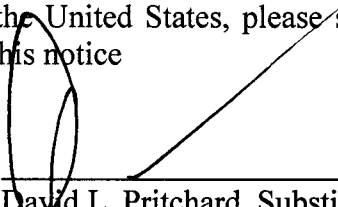
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the Promissory Note executed by Brenda Kay Esters, and payable to the order of GSDP SERIES A, LLC. GSDP SERIES A, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary at GSDP SERIES A, LLC at 400 Morris Avenue, Ste. 222 Denville, NJ 07834.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. 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

Dated: November 13, 2017



David L. Pritchard, Substitute Trustee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

NOTICE OF TRUSTEE'S SALE

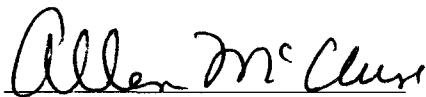
WHEREAS, On September 10, 2014, Maria Berenice Ramirez and Marie De La Luz Hernandez-Turrubiartes executed a Deed of Trust conveying to ALLEN MC CLURE as Trustee, the real estate herein described, to secure LLGEE, INC. in the payment of a debt therein described, said Deed of Trust being recorded as Document 201400242475, in the Deed of Trust Records of Dallas County, Texas; and

WHEREAS, Default has occurred under the Deed of Trust and the same is now wholly due, and the owner and holder of said debt has requested the Trustee to sell said property to satisfy said indebtedness;

Property to be sold in "as is" condition subject to any prior liens, outstanding taxes (if any), and other exceptions to conveyance and warranty in the Deed of Trust.

NOW, THEREFORE, notice is hereby given that on Tuesday, December 5, 2017, at 10:00 o'clock a.m. or within three hours thereafter, I will sell said real estate under the outside overhang on the North side of the George Allen Courts Building located at 600 Commerce Street in Dallas, Texas to the highest bidder for cash. Said real estate being located in Dallas County, Texas and being described as follows: Being Lot 6, Block 4 of WESTWOOD ADDITION, THIRD SECTION, an Addition to the City of Duncanville, Dallas County, Texas, according to the Plat thereof recorded in Volume 70186, Page 2484, Map Records of Dallas County, Texas.

Witness my hand this 10th day of NOVEMBER, 2017.


Allen McClure
Trustee
8710 Greenville Ave.
Dallas, Texas 75243

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2017 NOV 10 PM 3:24

FILED

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 February 11, 1999 and recorded in Document VOLUME 99035, PAGE 4666 real property records of DALLAS County, Texas, with GORDON K. JAMES, SR. AND ALACIA L. JAMES, grantor(s) and COUNTYWIDE HOME LOANS, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GORDON K. JAMES, SR. AND ALACIA L. JAMES, securing the payment of the indebtednesses in the original principal amount of \$112,321.00, 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.** 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD SUITE 200-A
ANAHEIM, CA 92806

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: _____

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
NOV 13 3:22 PM
FILED



NOS0000007022874

EXHIBIT "A"

LOT 21, BLOCK N. OF ELEVENTH SECTION GREENBRIAR ESTATES, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 84017, PAGE 2372, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000007022874

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 April 06, 2006 and recorded in Document CLERK'S FILE # 200600141375 real property records of DALLAS County, Texas, with DORA R. WATKINS AND ELIZABETH A. EDWARDS, grantor(s) and NEW CENTURY MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DORA R. WATKINS AND ELIZABETH A. EDWARDS, securing the payment of the indebtednesses in the original principal amount of \$104,000.00, 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 AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. 2006-NC1, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-NC1 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. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY
3476 STATEVIEW BLVD
FORT MILL, SC 29715

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



NOS20110134002399

EXHIBIT "A"

BEING LOT 16, BLOCK W OF FOREST HILLS, INSTALLMENT NO. 13, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72008, PAGE 1496, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS20110134002399

FILED

NOTICE OF ASSESSMENT LIEN SALE 17 NOV 14 PM 2:40

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, on or about December 28, 2015, 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 Creola M. Newton, the present owner of said real property, to Deerchase Condominiums (Deerchase Owners Association, Inc.) (the "Association"); and

WHEREAS, the said Creola M. Newton 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:

Unit 1403B, Building N, of Deerchase Condominiums, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

WITNESS my hand this 14 day of November, 2017

DEERCHASE CONDOMINIUMS (DEERCHASE OWNERS ASSOCIATION, INC.)

By: Jason K. Reed
Jason K. 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.

Jason K. Reed

Exhibit A

Unit 1403B, Building N, and an undivided 1.7516% interest in the common elements of Deerchase Condominiums, a condominium in the City of Duncanville, Texas, according to the Declaration and Master Deed recorded in Volume 84022, Page 2799, Condominium Records, Dallas County, Texas, and as affected by Supplemental Declaration of Merger and Annexation recorded in Volume 84177, Page 1142, Deed Records, Dallas County, Texas (611 Oriole Boulevard, #1403)