

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DALLAS County**  
**Deed of Trust Dated:** May 23, 2008  
**Amount:** \$129,950.00  
**Grantor(s):** MICHAEL HOWARD and PHYLLIS HOWARD

**FILED**

2017 NOV -2 PM 12: 27

**Original Mortgagee:** DHI MORTGAGE COMPANY LTD  
**Current Mortgagee:** U.S. Bank National Association, not in its individual capacity but solely as Trustee on behalf of OWS REMIC Trust 2013-2

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**Mortgagee Servicer and Address:** c/o SELENE FINANCE, LP, 9990 Richmond Avenue, Suite 1000 Houston, TX 77040  
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 20080175978, said Deed of Trust was further modified by that certain Loan Modification Agreement recorded in the office of the County Clerk in Document No. 201300145128

**Legal Description:** LOT 10, IN BLOCK 21, OF MILLBROOK EAST, PHASE 2B, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 69129, PAGE 2007, PLAT 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.

BRETT BAUGH OR 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, SHELLEY ORTOLANI, MICHELE HREHA, ROBERT ORTOLANI, MARY MANCUSO OR JOHN PHILLIP MARQUEZ, SUSAN BOWERS 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 Mortgagor, 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 MORTGAGE SERVICER.

  
Aaron Espinoza, Attorney at Law  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-011817

  
BRETT BAUGH OR 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, SHELLEY ORTOLANI, MICHELE HREHA, ROBERT ORTOLANI, MARY MANCUSO OR JOHN PHILLIP MARQUEZ, SUSAN BOWERS  
c/o AUCTION.COM, LLC  
1 Mauchly  
Irvine, California 92618

FAY SERVICING, LLC (FYV)  
SMITH, THE ESTATE OF RAYMOND D.  
1137 MEADOW CREEK COURT, LANCASTER, TX 75146

CONVENTIONAL  
Firm File Number: 13-010806

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 28, 2011, RAYMOND D. SMITH, AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to VERDUGO TRUSTEE SERVICE CORPORATION, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITIMORTGAGE, INC in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 201100033724, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; 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 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas 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 of Trustee's Sale was posted.

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

BEING LOT TWENTY-TWO (22), BLOCK EIGHT (8) OF MEADOW CREEK ESTATES, A REVISION OF THE THIRD INSTALLMENT OF PEBBLEBROOK ADDITION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 77009, PAGE 0979, MAP OR PLAT RECORDS DALLAS COUNTY, TEXAS.

Property Address: 1137 MEADOW CREEK COURT  
LANCASTER, TX 75146  
Mortgage Servicer: FAY SERVICING, LLC  
Noteholder: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR HILLDALE TRUST  
440 S. LASALLE ST.  
STE. 2000  
CHICAGO, ILLINOIS 60605

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.

  
SUBSTITUTE TRUSTEE  
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, Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**FILED**  
2017 OCT 30 PM 2:49  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**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 military service to the sender of this notice immediately.**

SELECT PORTFOLIO SERVICING, INC. (SPS)  
COLEMAN, LA SANDRA AND DUANE  
700 ATTBERRY LANE, LANCASTER, TX 75146

CONVENTIONAL  
Firm File Number: 13-012514

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 25, 2007, LA SANDRA COLEMAN AND DUANE COLEMAN, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR RESMAE MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 20070041110, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

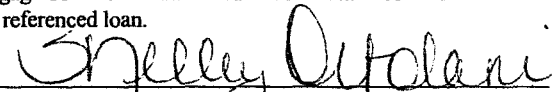
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, December 5, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant 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 of Trustee's Sale was posted.

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

LOT 28-E, IN BLOCK 8, OF MILLBROOK-PHASE TWO, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86145, PAGE 753, PLAT RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 700 ATTBERRY LANE  
LANCASTER, TX 75146  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2007-2 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-2  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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.

  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

FILED  
2017 OCT 30 PM 2:49  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**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.**

**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.**

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

**Date:** 12/5/2017

**Time:** Between 1PM-4PM and beginning not earlier than 1PM-4PM or not later than three hours thereafter.

**Place:** The area designated by the Commissioners Court of Dallas County, pursuant to §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 of Trustee's Sale was posted.

**2. Terms of Sale. Highest bidder for cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/10/2010 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number, 20100062569 with Rashual Britt (grantor(s)) and Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for SWBC

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Rashual Britt , securing the payment of the indebtedness in the original amount of \$118,808.00, 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.** BEING LOT 31, BLOCK B OF ASHMORE ADDITION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99211, PAGE 1988, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.

**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., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Carrington Mortgage Services  
1600 South Douglass Road  
Suite 200-A  
Anaheim, CA 92806

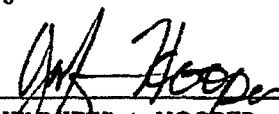
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2017 OCT 30 PM 2:49

FILED



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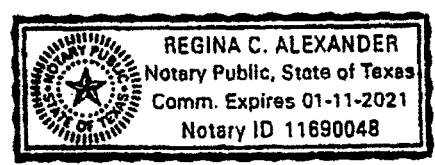
7. The undersigned as attorney for mortgage servicer for the mortgagee under Texas Property Code §51.0075, does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead: **Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz** whose address is 1320 Greenway Drive, Suite 200, Irving, TX 75038 OR **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, Chris Demarest** whose address is 1 Mauchly, Irvine, CA 92618

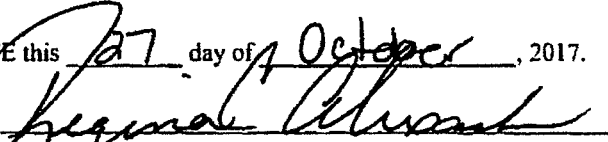
  
\_\_\_\_\_  
JENNIFER A. HOOPER  
State Bar of No. 24081098  
2201 W. Royal Ln., Ste. 155  
Irving, TX 75063

STATE OF TEXAS  
  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Jennifer A. Hooper, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of October, 2017.



  
\_\_\_\_\_  
NOTARY PUBLIC in and for  
Dallas COUNTY.  
My commission expires: 1-11-21  
Type of Print Name of Notary:  
Regina C. Alexander

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: \_\_\_\_\_

FILED

2017 OCT 26 PM 1:48

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DALLAS County**

**Deed of Trust Dated:** November 28, 2006

**Amount:** \$23,972.52

**Grantor(s):** HUEY WARRON WARE and THELMA WARE

**Original Mortgagee:** CITIFINANCIAL, INC.

**Current Mortgagee:** BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**Mortgagee Address:** BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

**Recording Information:** Document No. 200600443619

**Legal Description:** BEING 0.23 ACRES OF THE SAMUEL KELLER SURVEY, ABST. NO 720, IN DALLAS COUNTY, TEXAS, AND IS PART OF LOTS 24 AND 25 OF BLOCK 2 OF EASTSIDE ACRES ADDITION TO THE CITY OF LANCASTER, TEXAS, DESCRIBED AS FOLLOWS: A STAKE ON THE SOUTH LINE OF AND 480 FEET FROM THE ORIGINAL SOUTHEAST CORNER OF SAID LOT 25; THENCE S 89 DEG 27 MIN WEST, WITH THE SOUTH LINE OF SAID LOT 25, 80 FEET; THENCE N 0 DEG 12 MIN WEST, 125 FEET; THENCE N 89 DEG 27 MIN EAST, WITH THE SOUTH LINE OF PIERSON STREET, 80 FEET; THENCE S 0 DEG 12 MIN EAST, 125 FEET TO THE PLACE OF BEGINNING.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on October 5, 2017 under Cause No. DC-17-09149 in the 134th Judicial District Court of 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.

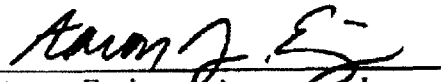
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

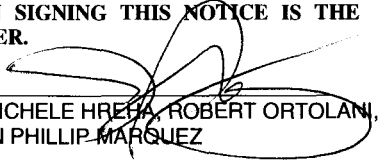
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.

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Aaron Espinoza, Attorney at Law  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2017-002721

  
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

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

2017 OCT 16 AM 11:20

**DEED OF TRUST INFORMATION:**

**Date:** 08/29/2003  
**Grantor(s):** CASSANDRA JACOBS-LEWIS, A SINGLE PERSON  
**Original Mortgage:** ALLIED HOME MORTGAGE CAPITAL CORP.  
**Original Principal:** \$128,041.00  
**Recording Information:** Book 2003182 Page 15369 Instrument 2541645  
**Property County:** Dallas  
**Property:**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BEING LOT 47, BLOCK F, OF AMES MEADOW ADDITION, PHASE 3, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003014, PAGE 155, MAP RECORDS, DALLAS COUNTY, TEXAS.

**Reported Address:** 2318 MCINTOSH COURT, LANCASTER, TX 75134

**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, or Suzanne Suarez, 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, or Suzanne Suarez, 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, or Suzanne Suarez, 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.