

# NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 1st day of February, 2007, ~~19~~

Jacqueline Sewell

executed a Deed of Trust conveying to

Pat Doak

a Trustee, the Real Estate hereinafter

described, to secure Charles B. Oren

Inst 2007004599Z

in the payment of a debt therein described,

said Deed of Trust being recorded in ~~Vol~~ Page

in the Deed of Trust 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 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 5th day of December, 2017, ~~19~~, beginning no earlier than 10:00 A. M.

and taking place not later than three (3) hours after that time, I will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in Dallas County, Texas, to the highest bidder for cash. The designated area for said county is located at the

Frank Crowley Courts Bldg, Dallas, Dallas County, Texas. Said Real Estate is described as follows: In the County of Dallas State of Texas:

Being Lot 3A Block H, Will-Keel Addition, an Addition to the City of Lancaster, Texas, according to the Map thereof recorded in Volume 83141, Page 2784, Map Records of Dallas County, Texas, also known as 3038 Henry Dr., Lancaster, Tx. 75134

FILED  
2017 NOV -7 AM 11:38  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

WITNESS MY HAND this 7th day of November, 2017 ~~19~~

Pat Doak  
Pat Doak Trustee.

C&S No. 44-13-0309 / FHA / Yes  
JPMorgan Chase Bank, National Association

## NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**Date of Security Instrument:** August 18, 2006

**Grantor(s):** Charles Ray Brown, an unmarried man and Mary B. Phillips, an unmarried woman and Dorothy Scott, an unmarried woman

**Original Trustee:** Timothy M. Bartosh or William B. Naryka

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for CTX Mortgage Company, LLC, its successors and assigns

**Recording Information:** Clerk's File No. 200600324702, in the Official Public Records of DALLAS County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 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.

**Date of Sale:** 12/05/2017 **Earliest Time Sale Will Begin:** 1:00 PM

**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.**

**Legal Description:**

**LOT 4, BLOCK EE, OF MEADOWVIEW PHASE FIVE, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 2005090, PAGE 238 OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.**

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

**For Information:**

Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite  
900A  
Houston, TX 77060

(281) 825-5200  
DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2017 NOV 13 AM 11:31

Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Brett Baugh as Successor Substitute Trustee, Kenny Shirey as Successor Substitute Trustee, Rick Montgomery as Successor Substitute Trustee, Craig Muirhead as Successor Substitute Trustee, Clay Golden as Successor Substitute Trustee, Robert Aguilar as Successor Substitute Trustee, Brent Graves as Successor Substitute Trustee, John Beazley as Successor Substitute Trustee, Wendy Lambert as Successor Substitute Trustee, Troy Robinett as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, Aaron Parker as Successor Substitute Trustee, Mark Buleziuk as Successor Substitute Trustee, Matt Hansen as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Terry Waters as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

FILED



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Our File Number: 17-05679  
Name: SHAWN MATTHEWS, AN UNMARRIED MAN

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 12, 2016, SHAWN MATTHEWS, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS A NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201600129108, 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:

BEING LOT 70 IN BLOCK 4 OF WELLINGTON PARK - PHASE 2B, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 99211, PAGE 1989 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

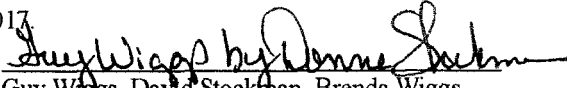
Property Address: 1531 CARDIGAN LANE  
LANCASTER, TX 75134  
Mortgage Servicer: HOMEBRIDGE FINANCIAL SERVICES  
Noteholder: HOMEBRIDGE FINANCIAL SERVICES, INC.  
112 TOWNPARK DRIVE, SUITE 300  
KENNESAW, GA 30144

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, David Stockman, Brenda Wiggs,  
Donna Stockman, Denise Boerner, Tim Lewis,  
Russell Stockman, 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