

FILED

2018 JAN 11 AM 10:33

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> August 30, 2002	<b>Original Mortgagor/Grantor:</b> DAGMAR M. TURNER-BROWN AND GLENN D. BROWN, WIFE AND HUSBAND
<b>Original Beneficiary / Mortgage:</b> BANCO POPULAR NORTH AMERICA	<b>Current Beneficiary / Mortgage:</b> THE BANK OF NEW YORK MELLON F/K/A/ THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR THE ASSET-BACKED SECURITIES SERIES 2004-SD1
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2012998	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC D/B/A Mr. Cooper	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd. Coppell, TX 75019

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$112,218.00, executed by DAGMAR M. TURNER-BROWN AND GLENN D. BROWN ("Borrower") and payable to the order of Lender.

**Property Address/Mailing Address:** 104 S CANNADY DRIVE, CEDAR HILL, TX 75104

**Legal Description of Property to be Sold:** BEING LOT 2, BLOCK A, OF THE HIGHLANDS NO. 4, PHASE 11, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85042, PAGE 4322, MAP RECORDS, DALLAS COUNTY, TEXAS. .

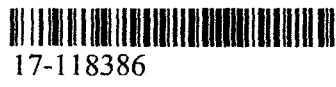
<b>Date of Sale:</b> February 06, 2018	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *THE BANK OF NEW YORK MELLON F/K/A/ THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR THE ASSET-BACKED SECURITIES SERIES 2004-SD1*, the owner and holder of the Note, has requested Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *THE BANK OF NEW YORK MELLON F/K/A/ THE BANK OF NEW YORK AS*



17-118386

4643211

*INDENTURE TRUSTEE FOR THE ASSET-BACKED SECURITIES SERIES 2004-SD1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagor, or the Mortgagee's attorney.

/s/ William Attmore

William Attmore

State Bar No.: 24064844

wattmore@rascrane.com

RAS CRANE, LLC / Attorney for THE BANK OF  
NEW YORK MELLON F/K/A/ THE BANK OF  
NEW YORK AS INDENTURE TRUSTEE FOR  
THE ASSET-BACKED SECURITIES SERIES  
2004-SD1

1900 Enchanted Way, Suite 125

Grapevine, TX 76051

Telephone: 817-873-3080

Facsimile: (817)796-6079

**Notice of Acceleration**

Dear Borrower(s):

Please be advised that the undersigned law firm represents the Mortgage Servicer with respect to the above-referenced debt. Any individual to whom this notice is sent who is NOT obligated for the debt is given the following notice as a courtesy because your interest in the Property may be affected.

This letter constitutes formal notice to you of your default under the terms of the Note evidencing the Loan and the deed of trust (the "Security Instrument") securing the loan.

According to and relying on the information provided to this firm by the Mortgage Servicer, you have failed to bring the loan current despite the notice that your unpaid loan would be accelerated if the default was not timely cured.

**Because of the non-payment of all past due loan installments and other amounts legally due, the Mortgage Servicer has ACCELERATED the maturity of the debt.**

You have the right to reinstate the Loan after acceleration in the time and manner provided by the Loan Documents and you have the right to bring a court action to assert the non-existence of a default or any defense to acceleration, foreclosure, or other rights reserved by the Loan Documents and Applicable Law.

Should you wish to request a full payoff, please fax your written request to the fax number above. On your request, please include your name, loan number, property address, a phone number where you can be reached and either a fax number or a mailing address.

Further, this letter is to formally notify you that because of your default, the Mortgage Servicer intends to foreclose on the above-described property. Enclosed please find a Notice of Substitute Trustee's Sale, which will be posted for public sale of the real property described above. This sale is authorized by the Deed of Trust referenced in the enclosed Notice of Substitute Trustee's Sale.

Please give this letter your immediate attention. If you have any questions or need additional information, please contact our office. You will receive no further communication prior to the commencement of the foreclosure process.

**NOTE: IF YOU ARE A DEBTOR PRESENTLY SUBJECT TO A PROCEEDING IN FEDERAL BANKRUPTCY COURT, OR THIS DEBT HAS BEEN DISCHARGED BY A FEDERAL BANKRUPTCY COURT, THIS NOTICE IS NOT AN ATTEMPT TO COLLECT A DEBT BUT IS BEING SENT FOR INFORMATIONAL PURPOSES ONLY OR TO SATISFY CERTAIN FEDERAL OR STATE STATUTORY OBLIGATIONS.**

Sincerely,

RAS Crane, LLC

**RAS Crane, LLC**  
10700 Abbott's Bridge Road, Suite 170  
Duluth, GA 30097  
Phone: 470-321-7112  
Fax: 404-393-1425

January 5, 2018

Sent via Certified and Regular Mail

Borrower(s): DAGMAR M. TURNER-BROWN AND GLENN D. BROWN  
104 S CANNADY DRIVE  
CEDAR HILL, TX 75104

RE:            Deed of Trust Dated:            October 2, 2002

                 Borrower(s):                            DAGMAR M. TURNER-BROWN AND GLENN D. BROWN

                 Original Principal Amount:        \$112,218.00

                 Property Address:                    104 S CANNADY DRIVE  
   CEDAR HILL, TX 75104

Current Mortgage Servicer and Mortgagee:

                 Mortgage Servicer:                    Nationstar Mortgage LLC D/B/A Mr. Cooper

                 Mortgagee:                            THE BANK OF NEW YORK MELLON F/K/A/ THE  
   BANK OF NEW YORK AS INDENTURE TRUSTEE  
   FOR THE ASSET-BACKED SECURITIES SERIES  
   2004-SD1

(Include if applicable: The Mortgage Servicer represents the Mortgagee under a servicing agreement with the Mortgagee, whose address is 8950 Cypress Waters Blvd Coppell, TX 75067)

**NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**Notice pursuant to the Tex. Prop. Code Sec. 51.002(i): 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.**



Katrina Devonne Kennon  
Mark S. Battle  
431 Breezeway Ct  
Cedar Hill, Texas 75104  
Our file #1117-007F

**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 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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on July 23, 2010, Katrina Devonne Kennon and Mark S. Battle executed a Deed of Trust conveying to Edward Kershner, a Trustee, the Real Estate hereinafter described, to secure SWBC Mortgage Corporation in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 201000201865 in the Real Property Records of Dallas County, Texas; and

**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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; 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.

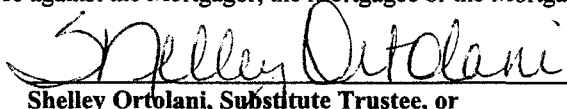
**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, February 6, 2018, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

**LOT 1730, LAKE RIDGE SECTION 9, PHASE 2, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2002139, PAGE 7, MAP RECORDS, DALLAS COUNTY, TEXAS.**

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Nationstar Mortgage LLC, d/b/a Mr. Cooper. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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



Shelley Ortolani, Substitute Trustee, or  
Michele Hreha, Successor Substitute Trustee, or  
Robert Ortolani, Successor Substitute Trustee, or  
Mary Mancuso, Successor Substitute Trustee, or  
Brett Baugh, Successor Substitute Trustee, or  
John Beazley, Successor Substitute Trustee, or  
Kenny Shirey, Successor Substitute Trustee, or  
Rick Montgomery, Successor Substitute Trustee, or  
Craig Muirhead, Successor Substitute Trustee, or  
Aaron Parker, Successor Substitute Trustee, or  
Clay Golden, Successor Substitute Trustee, or  
Robert Aguilar, Successor Substitute Trustee, or  
Brent Graves, Successor Substitute Trustee, or

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

2018 JAN 16 AM 10:45  
FILED  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**Wendy Lambert, Successor Substitute Trustee, or  
Troy Robinett, Successor Substitute Trustee, or  
Terry Waters, Successor Substitute Trustee, or  
Matt Hansen, Successor Substitute Trustee, or  
Frederick Britton, Successor Substitute Trustee, or  
Shawn Schiller, Successor Substitute Trustee, or  
Logan Thomas, Successor Substitute Trustee**

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

**DEED OF TRUST INFORMATION:**

**Date:** 10/26/2011  
**Grantor(s):** KENNETH MCCOY, SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$117,370.00  
**Recording Information:** Instrument 201100285467  
**Property County:** Dallas  
**Property:** LOT 12, BLOCK J, WINDSOR PARK, PHASE ONE, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT RECORDED IN VOLUME 88205, PAGE 233, MAP RECORDS, DALLAS COUNTY, TEXAS.  
**Reported Address:** 317 SANDLEWOOD LANE, CEDAR HILL, TX 75104

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of February, 2018  
**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):** Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, Michael Burns, 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 Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, Michael Burns, 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. Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, Michael Burns, 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,

Bonial & Associates, P.C. f/k/a Buckley Madole, P.C.

2018 JAN 16 AM 10:41  
**FILED**  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**FILED**

2018 JAN 16 PM 4:00

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

THE STATE OF TEXAS )  
  )  
COUNTY OF DALLAS )

**Notice of Foreclosure Sale**

Date: January 16, 2018

Deed of Trust ("Deed of Trust"):

Dated: March 20, 2011

Grantor: Reginald Atkins and Celia Estolano

Original Trustee: Vernon Witherspoon

Original Payee : Clifford Yeldell

Recorded: As instrument number 201100109143, in the Real Property Records of Dallas County, Texas

Secures: Without limitation, that certain Real Estate Lien Note dated March 20, 2011 (the "Note") executed by Grantor and evidencing indebtedness in the original principal amount of \$112,080.00 as further described therein, currently held by the Estate of Clifford E. Yeldell ("Lender").

Substitute Trustee: Brandon L. Hurwitz  
David L. Campbell

Substitute Trustee's Address: Underwood Perkins, P.C.  
5420 LBJ Freeway, Suite 1900  
Dallas, Texas 75240

Property: All property described in the Deed of Trust, including, without limitation the real property described in Exhibit "A" attached hereto and incorporated herein by reference.

Whereas, default has occurred in the payment of the indebtedness evidenced by the Note and Deed of Trust ("Indebtedness") and the same has been accelerated and is now wholly due and payable, and Lender, the current owner and holder of the Note and beneficiary under the



Deed of Trust, has authorized and directed the Substitute Trustee to post, file and mail appropriate notice and to sell the Property for application against the Indebtedness.

Now, Therefore, Notice is given that the Substitute Trustee will begin to sell the Property on Tuesday, February 6, 2018, between the hours of 10:00 a.m. and 1:00 p.m. local time on the north side of the George Allen Courts Building facing Commerce Street below the overhang, or at such other location as may be designated by the Dallas County Commissioners Court. The earliest time at which the sale will begin is 10:00 a.m.

The sale will be conducted as a public auction, and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit bid against the Indebtedness owed pursuant to the Note. Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

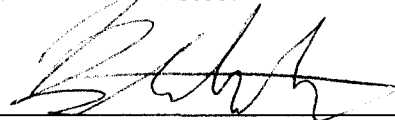
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and 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 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 will be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

**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.**

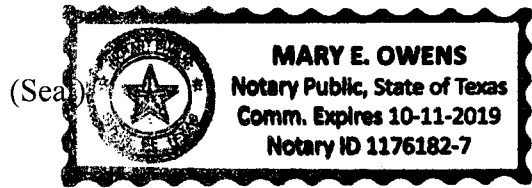
Substitute Trustee:



Brandon L. Hurwitz

THE STATE OF TEXAS    )  
  )  
COUNTY OF DALLAS    )

This instrument was acknowledged before me on the 16<sup>th</sup> day of January, 2018, by Brandon L. Hurwitz, Substitute Trustee.



*Mary E. Owens*  
\_\_\_\_\_  
Notary Public, State of Texas

After Recording, Return To:  
Brandon L. Hurwitz  
Underwood Perkins, P.C.  
Two Lincoln Centre  
5420 LBJ Freeway, Suite 1900  
Dallas, Texas 75240

Exhibit "A"

East one half of Lot 14, in Block 1 of the Revision of E.D. Balcom's Addition to the City of Cedar Hill, Dallas County, Texas, according to the map thereof recorded in Volume 22, Page 103, of the Map Records, Dallas County, Texas. (Also known as 446 Vincent).

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
5/30/2006

**Grantor(s)/Mortgagor(s):**  
KELLY T CARTER OLOGBAN & JASON  
OLOGBAN, WIFE AND HUSBAND

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR WMC MORTGAGE CORP.,  
ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
U.S. Bank National Association, as Trustee for  
MASTR Asset Backed Securities Trust 2006-  
WMC3, Mortgage Pass-Through Certificates,  
Series 2006-WMC3

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 200600205582

**Property County:**  
DALLAS

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119

**Legal Description:** LOT 2, BLOCK D, CEDAR TRAIL ESTATES PHASE 1, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2002090, PAGE 181, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS.


**Date of Sale:** 2/6/2018

**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

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2016 JAN 11 AM 10:34

FILED

**MH File Number:** TX-17-44836-POS  
**Loan Type:** Conventional Residential

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: February 06, 2018

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 23, 2008 and recorded in Document CLERK'S FILE NO. 20080151588 real property records of DALLAS County, Texas, with ANTONE D. WILLIAMS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANTONE D. WILLIAMS, securing the payment of the indebtednesses in the original principal amount of \$134,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMorgan Chase Bank, National Association 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

\_\_\_\_\_  
MICHAEL HARRISON, 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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843  
413 5433/scra.military.orders@chase.com

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

2018 JAN 12 PM 2:29

FILED



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DALLAS

**EXHIBIT "A"**

LOT 4, BLOCK 51 OF STONEWOOD HEIGHTS PHASE III, AN ADDITION TO THE CITY OF CEDAR HILL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86048, PAGE 1605, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000007242209

**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:** February 06, 2018

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place:** THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 14, 2012 and recorded in Document CLERK'S FILE NO. 201200291962 real property records of DALLAS County, Texas, with CARLOS SEGOVIA JR, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CARLOS SEGOVIA JR, securing the payment of the indebtednesses in the original principal amount of \$115,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

\_\_\_\_\_  
MICHAEL HARRISON, 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: \_\_\_\_\_

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN  
2018 JAN 12 PM 2:29  
FILED



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DALLAS

**EXHIBIT "A"**

LOT 4, BLOCK C, BRYAN PLACE IN THE CEDARS, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 84210, PAGE(S) 1555, OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000007252729



**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.**

WHEREAS, on the 30<sup>th</sup> day of January, 2015, ZULMA PINEDA, who has the address of 2414 Diamond Point, Cedar Hill, Dallas County, Texas 75104, as Grantor, executed one certain deed of trust ("said Deed of Trust") for Angela Galvis Schnuerle, as Lender and beneficiary, with respect to certain real property described below, to secure Angela Galvis Schnuerle, who has the address of 524 W. A Avenue, North Little Rock, Pulaski County, Arkansas 72116, in the payment of said indebtedness described in said Promissory Note and the fulfillment of duties, obligations, and responsibilities set out in said Deed of Trust, by liens granted in favor of Angela Galvis Schnuerle therein, and Angela Galvis Schnuerle, as Lender and beneficiary in said Deed of Trust, was thereby granted a power of sale with respect to the real property described below, all as set out in said Deed of Trust which is recorded under **Dallas County Clerk's File No. 201500028986** in the Official Public Records of Dallas County, Texas; and

WHEREAS, on the 30<sup>th</sup> day of January, 2015, ZULMA PINEDA accepted one certain Warranty Deed with Vendor's Lien which is recorded under **Dallas County Clerk's File No. 201500028985** in the Official Public Records of Dallas County, Texas, to certain real property described below and situated in Dallas County, Texas, subject to her obligations to pay one certain promissory note ("said Promissory Note") dated January 30, 2015 in the original principal amount of \$550,000.00 executed by ZULMA PINEDA and payable to the order of Angela Galvis Schnuerle and to fulfill duties, obligations, and responsibilities set out in said Deed of Trust, all of which obligations were secured by liens in favor of Angela Galvis Schnuerle, who is the owner and holder of said indebtedness described in said Promissory Note and the Lender and beneficiary in said Deed of Trust with respect to the real property described below; and

DALE COUNTY  
JOHN F. WARREN  
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WHEREAS, in that one certain Resignation of Trustee executed on November 3, 2017 by KIMBERLY PINKERTON, who was appointed the Trustee in said Deed of Trust, KIMBERLY PINKERTON acknowledged that she had ceased to act as the Trustee with respect to said Deed of Trust in relation to the real property described below, resigned effective on November 3, 2017, and authorized the appointment of a Substitute Trustee and which Resignation of Trustee is recorded under **Dallas County Clerk's File No. 201700339909** in the Official Public Records of Dallas County, Texas; and

WHEREAS, in that one certain Appointment of Substitute Trustee executed on December 27, 2017 by Angela Galvis Schnuerle, who is the owner and holder of said indebtedness described in said Promissory Note and the Lender and beneficiary in said Deed of Trust, has appointed MICHAEL L. WILSON, who has the mailing address of 2200 Market Street Tower, Suite 802, Galveston, Galveston County, Texas 77550, as the Substitute Trustee to act under, by virtue of, and in accordance with said Deed of Trust and which Appointment of Substitute Trustee is recorded under **Dallas County Clerk's File No. 201800001241** in the Official Public Records of Dallas County, Texas; and

WHEREAS, **ZULMA PINEDA** has made defaults in the payment of said indebtedness described in said Promissory Note and has failed to fulfill duties, obligations, and responsibilities set out in said Deed of Trust, and the same are wholly due; and

WHEREAS, Angela Galvis Schnuerle, who is the current owner and holder of said indebtedness described in said Promissory Note and the Lender and beneficiary in said Deed of Trust, has instructed the Substitute Trustee to sell the real property described below in order to satisfy said indebtedness described in said Promissory Note and the duties, obligations, and responsibilities set out in said Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the **6<sup>th</sup> day of February, 2018**, between 1:00 p.m. and 4:00 p.m. (the earliest time at which the sale will begin will be 1:00 p.m. or within three hours after that time), because of default in performance of the obligations provided in said Deed of Trust, I, the undersigned Substitute Trustee, will sell the real property described below by public auction, at the area designated by the Dallas County Commissioners' Court, to wit: **the area outside on**

the North Side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners, to the highest bidder for cash, to satisfy the debt secured by liens in favor of Angela Galvis Schnuerle, as Lender and beneficiary in said Deed of Trust, the following-described real property lying and being situated in the County of Dallas, State of Texas, to-wit:

Lot 861, Lake Ridge, Section 7, Phase One, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof recorded in Volume 98251, Page 13, of the Map Records, Dallas County, Texas.

THE SALE OF THE PROPERTY SHALL BE SUBJECT TO ALL MATTERS OF RECORD AND TO ALL MATTERS WHICH A CURRENT SURVEY OF THE SUBJECT PROPERTY WOULD SHOW. THE SALE OF SUCH PROPERTY SHALL FURTHER BE "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR BY THE OWNER AND HOLDER OF SAID INDEBTEDNESS DESCRIBED IN SAID PROMISSORY NOTE AND THE LENDER AND BENEFICIARY IN SAID DEED OF TRUST, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER AND HOLDER OF SAID INDEBTEDNESS DESCRIBED IN SAID PROMISSORY NOTE AND THE LENDER AND BENEFICIARY IN SAID DEED OF TRUST, NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATION OR WARRANTY WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY THE PURCHASER AT THIS FORECLOSURE SALE.

Date of signing: January 11, 2018

Michael L. Wilson, Substitute Trustee  
MICHAEL L. WILSON,  
Substitute Trustee  
2200 Market Street Tower, Suite 802  
Galveston, Texas 77550  
(409) 763-3531  
Fax (409) 763-3553  
mikew27@sbcglobal.net