

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DALLAS County**

**Deed of Trust Dated:** June 30, 2015

**Amount:** \$286,711.00

**Grantor(s):** ANA MOHSIN and HASAN MOHSIN

**Original Mortgagee:** RESIDENTIAL BANCORP, INC., A CORPORATION

**Current Mortgagee:** RESENDENTIAL BANCORP

**Mortgagee Address:** RESENDENTIAL BANCORP, 6850 MILLER ROAD, BRECKSVILLE, OH 44141

**Recording Information:** Document No. 2015-00174729

**Legal Description:** SEE EXHIBIT "A"

**Date of Sale:** July 4, 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.

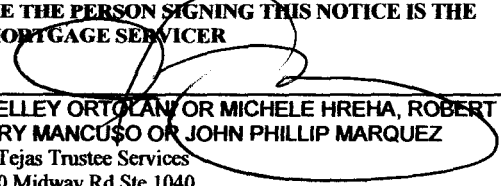
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.

**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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

  
\_\_\_\_\_  
KRISTEN BATES, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-018266

  
\_\_\_\_\_  
SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI,  
MARY MANCUSO OR JOHN PHILLIP MARQUEZ  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007

FILED  
JULY 5 - 2017  
11:09 AM  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

## EXHIBIT "A"

Order No.: 6000071500916

### TRACT I:

BEING all that certain lot, tract or parcel of land situated in the JAMES HUGHES SURVEY, Abstract No. 539, in the City of Cedar Hill, Dallas County, Texas, and being described as Tract I in Warranty Deed from N 2 Deep, Inc. to RPL Properties, LLC, dated June 6, 2013 and recorded under Instrument No. 201300181776, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the southwest corner of the herein described RPL Properties, LLC tract of land, same being the most easterly southeast corner of Lot 3, Block A, Juniper Ridge, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Plat recorded in Volume 66091, Page 3664, Map Records, Dallas County, Texas;

THENCE North 30 degrees 31 minutes 55 seconds West, in the southeast boundary line of said Lot 3, passing at a distance of 93.81 feet the common east corner of Lot 3 and Lot 2, of said Juniper Ridge, and continuing in the southeast boundary line of said Lot 2, a total distance of 193.30 feet (193.18 feet by deed) to a set 5/8 inch capped iron rod for corner, same being an ell corner in the southeast boundary line of said Lot 2;

THENCE North 62 degrees 24 minutes 39 seconds East, continuing in the southeast boundary line of said Lot 2 and passing at a distance of 172.22 feet the common southeast corner of Lot 1 and 2, of said Juniper Ridge and continuing in the southeast boundary line of said Lot 1, a total distance of 193.94 feet to a set 5/8 inch capped iron rod for corner, same being an ell corner in the southeast boundary line of said Lot 1;

THENCE South 32 degrees 21 minutes 26 seconds East, a distance of 325.26 feet (325.10 feet by deed) to a found 1/2 inch metal pipe for corner, same being the southwest corner of that certain 2.5161 acre tract of land described in Substitute Trustee's Deed to George Andrew Dimsdale, dated April 3, 2012 and recorded under Instrument No. 201200107756, Deed Records, Dallas County, Texas, the northwest corner of that certain 3.1176 acre tract of land described in Warranty Deed from Garland Carrell Vincent to Bryan W. Green and Robert D. Cornelius, dated March 15, 2002 and recorded in Volume 2002055, Page 38f19, Deed Records, Dallas County, Texas, and the northeast corner of that certain 1.955 acre tract of land described in Warranty Deed from Rae Louise Moon to B. Dean Philpot, dated December 30, 1983 and recorded in Volume 84013, Page 2094, Deed Records, Dallas County, Texas;

THENCE North 85 degrees 44 minutes 41 seconds West, a distance of 248.45 feet (248.64 feet by deed) to the POINT OF BEGINNING and containing 1.174 acres of land, more or less.

### TRACT II:

EASEMENT ESTATE created pursuant to the terms of the Easement Deed from Jarrell Douglas Moon and wife, Rae S. Moon to Loraine Kellogg dated October 19, 1979, filed October 25, 1979, recorded in Volume 79210, Page 2387, Deed Records, Dallas County, Texas, and BEING that certain lot, tract or parcel of land situated in the JAMES HUGHES SURVEY, Abstract No. 539, in the City of Cedar Hill, Dallas County, Texas, and being out of that certain 44.243 acre tract of land described in General Warranty Deed from W.F. Morris Jr. to Harry Englert Jr. dated November 21, 1972 and recorded in Volume 72230, Page 2764, Deed Records, Dallas County, Texas, and being described as Tract II in

## EXHIBIT "A"

(continued)

Warranty Deed from N 2 Deep, Inc. to RPL Properties, LLC, dated June 6, 2013 and recorded under Instrument No. 201300181776, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod for the most easterly southeast corner of said 44.243 acre tract of land, same being the southeast corner of that certain Lot 1, Block A, Juniper Ridge, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Plat recorded in Volume 86091, Page 3664, Map Records, Dallas County, Texas, and in the southwest right-of-way line of Belt Line Road (having a 60 foot wide right-of-way);

THENCE South 42 degrees 52 minutes 02 seconds West in the southeast boundary line of said 44.243 acre tract of land and the southeast boundary line of said Lot 1, a distance of 188.24 feet (188.72 feet by deed) to a set 5/8 inch capped iron rod for corner, same being the northeast corner of that certain 1.174 acre tract of land described as Tract I in Warranty Deed from N 2 Deep, Inc. to RPL Properties, LLC, dated June 6, 2013 and recorded under Instrument No. 201300181776, Deed Records, Dallas County, Texas;

THENCE South 62 degrees 24 minutes 39 seconds West, continuing in the southeast boundary line of said Lot 1 and the northwest boundary line of said 1.174 acre tract of land, a distance of 16.00 feet to a set 5/8 inch capped iron rod for corner;

THENCE North 28 degrees 51 minutes 09 seconds West, over and across said Lot 1, a distance of 16.28 feet (16.00 feet by deed) to a found 3/8 inch iron rod for corner;

THENCE North 44 degrees 26 minutes 35 seconds East, continuing over and across said Lot 1, a distance of 194.19 feet (195.25 feet by deed) to a set 5/8 inch capped iron rod for corner, same being in the northeast boundary line of said Lot 1, in the southwest right-of-way line of said Belt Line Road and in a curve to the left with a radius of 1175.92 feet, a chord bearing of South 61 degrees 56 minutes 11 seconds East and a chord distance of 16.00 feet;

THENCE in a Southeasterly direction, in the northeast boundary line of said Lot 1, in the southwest right-of-way line of said Belt Line Road and in said curve to the left, an arc distance of 16.00 feet to the POINT OF BEGINNING and containing 0.062 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567

TS#: 14-14009

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

APR 27 AM 11:04

FILED

### **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 12/16/2004, Lisa A. McCoo, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Hill Gilstrup P.C., as Trustee, Mortgage Electronic Registration Systems, Inc. solely as nominee for Fidelity Home Mortgage Corp, a Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$96,239.00, payable to the order of Mortgage Electronic Registration Systems, Inc. solely as nominee for Fidelity Home Mortgage Corp, a Corporation, which Deed of Trust is Recorded on 12/27/2004 as Volume 3181332, Book , Page , in Dallas County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**LOT TWENTY SIX (26), BLOCK L, THE HIGHLANDS NO. 4, PHASE I, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN 85045/3835, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.**

Commonly known as: **505 PICO STREET, CEDAR HILL, TX 75104**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz**, or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



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**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 7/4/2017** at **1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Dallas County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **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**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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.

**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.**

WITNESS, my hand this 4/25/2017



By: Substitute Trustee(s)

Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz,  
C/O Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.***