

NEW AMERICAN FUNDING (NAF)  
STARLING, LAWRENCE  
1413 JOHNS AVENUE, LANCASTER, TX 75134

FHA 511-1181238-703-203B  
Firm File Number: 17-028688

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 28, 2014, LAWRENCE STARLING AND DOMINIQUE SILVA, as Grantor(s), executed a Deed of Trust conveying to CHRIS PEIRSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, A 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 201400103804, 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, July 3, 2018 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 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 20, BLOCK B, BELLAIRE ADDITION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 11, PAGE 181, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 1413 JOHNS AVENUE  
LANCASTER, TX 75134  
Mortgage Servicer: NEW AMERICAN FUNDING  
Noteholder: BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING  
11001 LAKELINE BLVD.  
NO. 325  
AUSTIN, TEXAS 78717

BY \_\_\_\_\_  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

2018 APR 26 PM 4:15

FILED

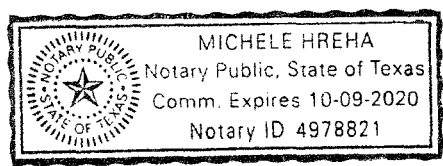
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Shelley Ortolani  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Michelle Schwartz, Tim Lewis or Francesca Ortolani  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shelley Ortolani, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 18 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25 day of April



Michele Hreha  
NOTARY PUBLIC in and for  
Dallas COUNTY,

My commission expires: 10.9.2020  
Type or Print Name of Notary  
Michèle Hreha

**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.**

Our File Number: 18-03779

Name: RODNEY NELMS AND WIFE THERESA NELMS

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 15, 2002, RODNEY NELMS AND WIFE THERESA NELMS, executed a Deed of Trust/Security Instrument conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MATRIX FINANCIAL SERVICES CORPORATION, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2038519, in Book 2002 206, at Page 08302, in the DEED OF TRUST OR REAL PROPERTY records of DALLAS COUNTY, TEXAS; and

WHEREAS, An Amended and Restated Note executed MARCH 27, 2013, to BANK OF AMERICA, N.A., AND ITS SUCCESSORS AND ASSIGNS in the principal sum \$151,807.76, to which reference is here made for a description of such Note; 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, JULY 3, 2018**, 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 9, BLOCK B OF GLENDOVER ESTATES, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2002059, PAGE 13, MAP RECORDS, DALLAS COUNTY, TEXAS.

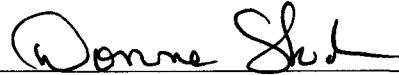
Property Address: 1407 LOGAN DRIVE  
LANCASTER, TX 75146  
Mortgage Servicer: BANK OF AMERICA, N.A.  
Noteholder: BANK OF AMERICA, N.A.  
7105 CORPORATE DRIVE  
PLANO, TX 75024-4100

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 19 day of April, 2018.



Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Denise Boerner, Tim Lewis, Russell Stockman, Rick Snoke, Troy Robinett, Clay Golden, Frederick Britton, Robert Aguilar, Brett Baugh, Brent Graves, Kenny Shirey, John Beazley, Craig Muirhead, Wendy Lambert, Rick Montgomery, Aaron Parker, Matt Hansen, Terry Waters, Logan Thomas, Michelle Schwartz, Shawn Schiller, Kathy Arrington, 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 E. WARREN

2018 APR 19 PM 12:45

FILED

A

C&S No. 44-18-0351 Reverse Mortgage No  
Reverse Mortgage Solutions, Inc.

FILED  
2018 MAR 22 PM 2:06  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY, TEXAS

**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:** October 05, 2006

**Grantor(s):** Wayne H. Hall and wife, Iva M. Hall, married

**Original Trustee:** Robert K. Fowler Brown, Fowler & Alsup

**Original Mortgagee:** Financial Freedom Senior Funding Corporation, a Subsidiary of Indy Mac Bank

**Recording Information:** Clerk's File No. 200600381195, in the Official Public Records of DALLAS County, Texas.

**Current Mortgagee:** The Bank of New York Mellon, not individually but solely as Co-Trustee for RML Trust 2013-2

**Mortgage Servicer:** Reverse Mortgage Solutions, Inc., whose address is C/O 14405 Walters Road, Suite 200, Houston, TX 77014 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.

**Legal Description:**

A 0.20-ACRE TRACE OUT OF BLOCK 34, THE ORIGINAL TOWNSITE OF LANCASTER, TEXAS, AS RECORDED IN VOLUME 250, PAGE 2, DALLAS COUNTY DEED RECORDS, AND BEING ALL OF THAT CERTAIN TRACT DEEDED TO WAYNE H. AND IVA M. HALL AS RECORDED IN VOLUME 2000220, PAGE 1960, DALLAS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

**Date of Sale:** 07/03/2018 **Earliest Time Sale Will Begin:** 1:00 PM

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

**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.**

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha 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, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee**

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 \_\_\_\_\_ of the funds paid. The Purchaser shall have no further recourse against the Mo \_\_\_\_\_ ee's attorney.



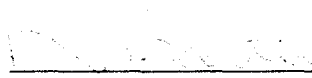
4651614

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.

Executed on this the 20th day of March, 2018.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038


  
\_\_\_\_\_  
Nicole M. Bartee, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

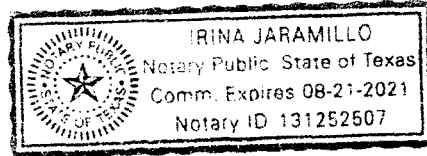
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 20th day of March, 2018.

  
\_\_\_\_\_  
Notary Public  
Signature



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&S No. 44-18-0351 / Reverse Mortgage / No  
Reverse Mortgage Solutions, Inc.

## Exhibit A

A 0.20-ACRE TRACE OUT OF BLOCK 34, THE ORIGINAL TOWNSITE OF LANCASTER, TEXAS, AS RECORDED IN VOLUME 250, PAGE 2, DALLAS COUNTY DEED RECORDS, AND BEING ALL OF THAT CERTAIN TRACT DEEDED TO WAYNE H. AND IVA M. HALL AS RECORDED IN VOLUME 2000220, PAGE 1960, DALLAS COUNTY DEED RECORDS, BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD IN THE EAST RIGHT-OF-WAY LINE OF NORTH DALLAS AVENUE, A PUBLIC ROADWAY, BEING THE SOUTHWEST CORNER OF SAID HALL TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT DEEDED TO ANNETTE JACKSON BEARING NORTH 70.00 FEET FROM THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID NORTH DALLAS AVENUE WITH THE NORTH RIGHT-OF-WAY LINE OF THIRD STREET, A PUBLIC ROADWAY, AND THE SOUTHWEST CORNER OF SAID BLOCK 34 FOR THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

THENCE NORTH 87.16 FEET ALONG THE WEST LINE OF SAID HALL TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID NORTH DALLAS AVENUE TO A POINT BEING THE NORTHWEST CORNER OF SAID HALL TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DEEDED TO ALICE GREEN FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID NORTH DALLAS AVENUE, EAST 98.00 FEET ALONG THE NORTH LINE OF SAID HALL TRACT AND THE SOUTH LINE OF SAID GREEN TRACT TO A POINT ON THE WEST LINE OF THAT CERTAIN TRACT DEEDED TO SCOTLAND RAY CHAMBERS AS RECORDED IN VOLUME 68098, PAGE 965, DALLAS COUNTY DEED RECORDS, BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID GREEN TRACT AND THE NORTHEAST CORNER OF SAID HALL TRACT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87.16 FEET ALONG THE EAST LINE OF SAID HALL TRACT AND THE WEST LINE OF SAID CHAMBERS TRACT TO A POINT BEING THE SOUTHEAST CORNER OF SAID HALL TRACT AND THE NORTHEAST CORNER OF SAID JACKSON TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE LEAVING THE WEST LINE OF SAID CHAMBERS TRACT, WEST 98.00 FEET ALONG THE SOUTH LINE OF SAID HALL TRACT AND THE NORTH LINE OF SAID JACKSON TRACT TO THE PLACE OF BEGINNING AND CONTAINING 0.20 ACRES MORE OR LESS.

FOR INFORMATIONAL PURPOSES ONLY: SOURCE OF TITLE IS VOLUME 2000220, PAGE 01960 (RECORDED 11/09/00)

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

**DEED OF TRUST INFORMATION:**

**Date:** 06/07/2004  
**Grantor(s):** BRENDA KINNEY, A SINGLE PERSON  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR R.H. LENDING, INC. DBA RESIDENTIAL HOME LENDING, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$128,016.00  
**Recording Information:** Book 2004114 Page 03023 Instrument 2928345  
**Property County:** Dallas  
**Property:** LOT 10, BLOCK 5, OF WELLINGTON PARK NORTH PHASE 2-A SUBDIVISION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2002105, PAGE 38, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.  
**Reported Address:** 1563 NOTTINGHAM DRIVE, 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 3rd day of July, 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):** 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, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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,

Bonial & Associates, P.C.

FILED  
PG1  
2018 APR 19 PM 3:19  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY