

**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: July 04, 2017

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 August 31, 1999 and recorded in Document VOLUME 99178, PAGE 03105, AS AFFECTED BY CLERK'S FILE NO. 201600270372 real property records of DALLAS County, Texas, with KEVIN DWAIN JENKINS AND MELISSA KAY JENKINS, grantor(s) and MUIRFIELD MORTGAGE LIMITED PARTNERSHIP, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KEVIN DWAIN JENKINS AND MELISSA KAY JENKINS, securing the payment of the indebtednesses in the original principal amount of \$50,650.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC 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. PNC BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PNC BANK, N.A.  
3232 NEWMARK DRIVE  
MIAMISBURG, OH 45342

\_\_\_\_\_  
MICHAEL D. VESTAL, 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: \_\_\_\_\_

JOHN A. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 JUL 30 AM 10:33

FILED



NOS000000666411

0000006664411

DALLAS

**EXHIBIT "A"**

BEING LOT 3 IN BLOCK 2 OF CASA VIEW HEIGHTS, FIFTEENTH INSTALLMENT, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 233 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000006664411

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

Date: July 04, 2017

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 February 06, 2012 and recorded in Document CLERK'S FILE NO. 201200036307 real property records of DALLAS County, Texas, with MARK AARON SWINDELL AND TIFFANY SWINDELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MER") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MARK AARON SWINDELL AND TIFFANY SWINDELL, securing the payment of the indebtednesses in the original principal amount of \$90,642.00, 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

ROBERT FORSTER, DEVIN J. BUCKLAND, JEFFREY FLEMING, LAUREN CHRISTOFFEL, 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  
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: \_\_\_\_\_

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

FILED  
JUL 04 10 30 AM '17  
DALLAS COUNTY



NOS000000666200

**EXHIBIT "A"**

LOT 16,BLOCK 4, CREEK CROSSING ESTATES #11, PHASE 1, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 86174, PAGE(S) 7954, OF THE MAP AND/OR PLAT RECORDS, TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 86197, PAGE 5561, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS



NOS000000666200

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/5/2006

**Grantor(s)/Mortgagor(s):**  
SAMUEL D. THELLER, JOINED HEREIN PRO  
FORMA WITH HIS SPOUSE, BRIDGETTE  
THELLER

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

**Current Beneficiary/Mortgagee:**  
PROF-2013-S3 Legal Title Trust, by U.S. Bank  
National Association, as Legal Title Trustee

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 200600251637

**Property County:**  
DALLAS

**Mortgage Servicer:**  
Specialized Loan Servicing, LLC is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
8742 Lucent Blvd Suite 300, Highlands Ranch, CO  
80129-2302

**Legal Description:** LOT 43, IN BLOCK R, OF EASTWOOD ESTATES, AN ADDITION TO THE CITY OF  
MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN  
VOLUME 81064, PAGE 2398, MAP RECORDS, DALLAS COUNTY, TEXAS.

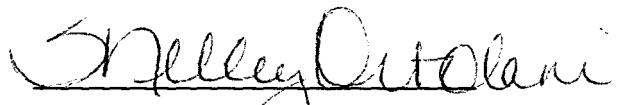
**Date of Sale:** 7/4/2017

**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):**  
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.



Shelley Ortolani, Robert Ortolani, Mary Mancuso or  
Michele Hreha  
or Cole D. Patton  
or Denny Tedrow  
MCCARTHY & HOLTHUS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-14-23970-FC  
**Loan Type:** Conventional Residential

DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN  
MAY 25 PM 2:13  
FILED

# NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 23rd day of February, 2011

Martina Segura executed a Deed of Trust conveying to

Pat Doak a Trustee, the Real Estate hereinafter

described, to secure Charles B. Oren

said Deed of Trust being recorded in Vol. <sup>xx</sup> 201100052427 Page in the payment of a debt therein described, 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 4th day of July, 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

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

Being Lot 20 Block 14 of Edgemont Part Addition, Fifth Installment to the City of Mesquite, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 42, Page 219 Map Records of Dallas County, Texas. Also known as 2124 Avis, Mesaquite, Texas 75149

FILED  
JUL 6 AM 11:00  
JUDITH F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

WITNESS MY HAND this

6th

day of June, 2017

Pat Doak

Pat Doak

Trustee.

FILED

MAY 31 PM 12:07

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**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 IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, FILCY CHACKO SAMUEL, SAMUEL THOMAS, WIFE AND HUSBAND AND JIMMY SAMUEL, A SINGLE PERSON delivered that one certain Deed of Trust dated JUNE 22, 2015, which is recorded in INSTRUMENT NO. 201500163942 of the real property records of DALLAS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$157,102.00 payable to the order of BOKF, NA DBA BANK OF TEXAS, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS**, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

**WHEREAS**, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

**WHEREAS**, BOKF, N.A. DBA BANK OF TEXAS, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

**NOTICE IS HEREBY GIVEN** that on Tuesday, JULY 4, 2017, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 16, BLOCK E, CAYMAN ESTATES PHASE II, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 94040, PAGE 6629, MAP RECORDS, DALLAS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of DALLAS County, Texas, for such sales (OR AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG).

**NOTICE IS FURTHER GIVEN** that the address of BANK OF OKLAHOMA, N.A., the Mortgagee or Mortgage Servicer, is 7060 S. YALE, STE 200, TULSA, OKLAHOMA 74136. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: MAY 31, 2017.

  
\_\_\_\_\_  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR ROSALIE C.  
SCHROEDER OR ERIKA J. BENNETT

FILE NO.: BOK-1661  
PROPERTY: 1919 GRAND CAYMAN WAY  
MESQUITE, TEXAS 75149

FILCY CHACKO SAMUEL

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263

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

**DEED OF TRUST INFORMATION:**

**Date:** 02/03/2012  
**Grantor(s):** VICKI SUTTLES, AN UNMARRIED WOMAN  
**Original Mortgagee:** JPMORGAN CHASE BANK, N.A.  
**Original Principal:** \$63,577.00  
**Recording Information:** Instrument 201200039734  
**Property County:** Dallas  
**Property:** ALL THAT CERTAIN PARCEL OF LAND SITUATED IN DALLAS COUNTY, STATE OF TEXAS, BEING KNOWN AND DESIGNATED AS:  
LOT 19, IN BLOCK A, OF IDLEWYLD PLACE, PHASE II, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2000013, PAGE 2113, OF THE MAP/PLAT RECORDS OF DALLAS COUNTY, TEXAS.  
**Reported Address:** 305 STONERIDGE DR, MESQUITE, TX 75149

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America  
**Mortgage Servicer:** Seterus, Inc.  
**Current Beneficiary:** Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America  
**Mortgage Servicer Address:** 14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of July, 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, Suzanne Suarez or Adam Womack, 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, Suzanne Suarez or Adam Womack, 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, Suzanne Suarez or Adam Womack, 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.

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 MAY 30 AM 10:30

FILED PG1