

File Number: TX-17-8266-ER

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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 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 1/24/2003, MARGARET J ALVIS, AN UNMARRIED PERSON, executed a Deed of Trust conveying to PRLAP, INC. as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 2235156, Volume 2003047, Page 14741, and re-recorded on 7/30/2014 as Instrument Number 201400191337, in Book XXX, Page XXX in the DEED OF TRUST OR REAL PROPERTY records of DALLAS COUNTY, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on January 05, 2017 under Cause No. PR-16-00850-1 in the DALLAS Judicial District Court of DALLAS COUNTY, Texas; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/6/2017 beginning not earlier than 1:00 pm, or not later than three hours thereafter, I will sell said Real Estate in DALLAS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area 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 at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

BEING ALL OF LOT 14 IN BLOCK 5 OF WINONA GARDENS, UNIT II, AN ADDITION TO THE COUNTY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 19, PAGE 275, MAP RECORDS OF DALLAS COUNTY, TEXAS, SAVE AND EXCEPT THE WEST 1/2 OF LOT 14, IN BLOCK 5, OF WINONA GARDENS, UNIT II, AN ADDITION TO THE COUNTY OF DALLAS, TEXAS, CONVEYED BY JAMES F. ALVIS AND WIFE, MARGARET J. ALVIS TO JANUSZ KALINOWSKI BY WARRANTY DEED RECORDED JUNE 7, 1988 IN VOLUME 98110 PAGE 1565, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS

Property Address: 1207 PLATEAU DR, DUNCANVILLE, TX 75116
Mortgage Servicer: Caliber Home Loans, Inc.
Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134
Reinstatement Line: (800) 401-6587
Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

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.

WITNESS MY HAND this day, 5/3/2017

FILED
2017 MAY -4 PM 3:08
JOHN E. WARREN
DALLAS COUNTY CLERK



4618761

A handwritten signature in black ink that reads "Shelley Ortolani". The signature is written in a cursive style with a horizontal line underneath the name.

When recorded please return to:

Caliber Home Loans, Inc. – Document Control

13801 WIRELESS WAY

OKLAHOMA CITY, OK 73134

Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Substitute Trustee

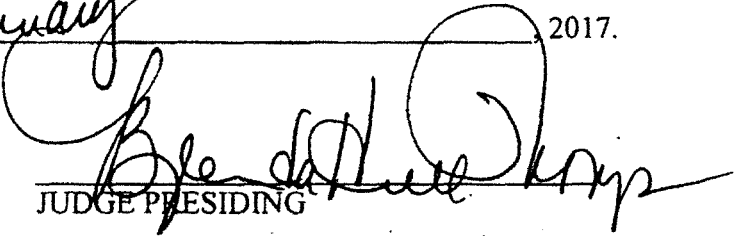
3. The property that is the subject of this foreclosure proceeding is commonly known as 1207 PLATEAU DR, DUNCANVILLE, TX 75116 with the following legal description:

BEING ALL OF LOT 14, IN BLOCK 5 OF WINONA GARDENS, UNIT II, AN ADDITION TO THE COUNTY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 19, PAGE 275, MAP RECORDS OF DALLAS COUNTY, TEXAS, SAVE AND EXCEPT THE WEST 1/2 OF LOT 14, IN BLOCK 5, OF WINONA GARDENS, UNIT II, AN ADDITION TO THE COUNTY OF DALLAS, TEXAS, CONVEYED BY JAMES F. ALVIS AND WIFE, MARGARET J. ALVIS TO JANUSZ KALINOWSKI BY WARRANTY DEED RECORDED JUNE 7, 1988 IN VOLUME 98110 PAGE 1565, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS,

4. The lien to be foreclosed is indexed or recorded at VOLUME 2003047, PAGE 14741 and recorded in the real property records of DALLAS County, Texas.
5. The material facts establishing Respondent('s/s') default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, and its successors and/or assigns may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

Signed this 5th day of January, 2017.


JUDGE PRESIDING

SUBMITTED BY:

BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

By: 

Taylor L. Harris (TaylorH@bdfgroup.com)
State Bar No. 24081810
Connie J. Vandergriff (ConnieVa@bdfgroup.com)
State Bar No. 24044550
4004 Belt Line Road, Suite 100
Addison, Texas 75001
972-386-5040 (Phone)
972-341-0734 (Fax)

ATTORNEYS FOR PETITIONER

CITIMORTGAGE, INC. (CMI)
MAYS, REGINALD AND BIRGIT
1507 MCARTHUR DRIVE, DUNCANVILLE, TX 75137

VA 49-49-6-1143325
Firm File Number: 15-022719

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 13, 2012, REGINALD MAYS AND BIRGIT MAYS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to SCOTT LUNA, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY 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 201200107813, 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, June 6, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM 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 30, IN BLOCK A, IN THE MEADOWS AT DANIEL FARMS, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2005134, PAGE 118, PLAT RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 1507 MCARTHUR DRIVE
DUNCANVILLE, TX 75137
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MISSOURI 63368-2240

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.



SUBSTITUTE TRUSTEE
Shelley Ortolani, Michele Freha, Robert Ortolani or Mary Mancuso
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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.

DALLAS COUNTY CLERK
JOHN E. WARREN
2017 MAY 15 PM 2:26
FILED

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: June 06, 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 29, 1997 and recorded in Document VOLUME 97172, PAGE 00761 real property records of DALLAS County, Texas, with ANTHONY K GOOD AND KIMBERLY J GOOD, grantor(s) and WORLD SAVINGS AND LOAN ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ANTHONY K GOOD AND KIMBERLY J GOOD, securing the payment of the indebtednesses in the original principal amount of \$40,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PROF-2013-S3 LEGAL TITLE TRUST IV, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
440 S. LASALLE ST. 20TH FLOOR
CHICAGO, IL 60605

ROBERT FORSTER, DEVIN J. BUCKLAND, 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: _____

FILED
JUN 15 PM 12:49
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY



NOS00000004880423

0000004880423

DALLAS

EXHIBIT "A"

BEING LOT 28-A IN BLOCK V, OF THE REPLAT OF LOTS 27 AND 28 IN BLOCK V, OF FAIRMEADOWS ADDITION NO. 6, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 51, PAGE 147, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS



NOS0000004880423

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: June 6, 2017

Time: The sale will occur between the hours of 10:00 a.m. and 1:00 p.m. in Dallas County, Texas

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 and Obligations Secured. Deed of Trust executed by Trustee Norman Brown for the benefit of Atlas Financial Mortgage, Inc., recorded as Document 200900240663, Records of Dallas County, Texas, filed 08/20/2009, and as modified by the Loan Modification Agreement of June 6, 2016, securing the payment of the indebtedness.

4. Property to be Sold. BEING LOT 15, BLOCK E, WILLOW RUN PHASE II, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS ACCORDIN TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 82148, PAGE 520, OR THE MAP RECORDS OF DALLAS COUNTY, TEXAS. MORE COMMONLY KNOWN AS: 1318 OAK RUN DR., DUNCANVILLE, DALLAS COUNTY, TEXAS 75137.

5. Mortgage Servicer. Madison Mangement Services, LLC

6. Noteholder/Current Beneficiary. GSDP Series A, LLC
c/o Joyce W. Lindauer Attorney, PLLC
12720 Hillcrest Rd., Ste. 625
Dallas, Texas 75230

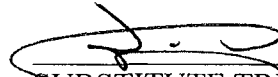
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

JUN 15 AM 9:40

FILED

PURSUANT TO SECTION 51.0076 OF THE TEXAS PROPERTY CODE, 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.

The undersigned has been appointed Substitute Trustee in place of the original Trustee upon contingency and in the manner authorized by said Deed of Trust, and is authorized to represent the Noteholder to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

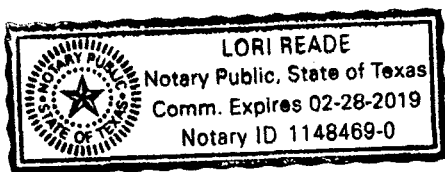



SUBSTITUTE TRUSTEE
Joyce W. Lindauer or Jeffery M. Veteto
Joyce W. Lindauer Attorney, PLLC
12720 Hillcrest Rd., Ste. 625
Dallas, Texas 75230
(972) 503-4033
(972) 503-4034 (facsimile)

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 Joyce W. Lindauer, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 12th day of May 2017.





Notary Public, State of Texas
Name: Lori Reade

My commission expires: 02.28.19

[FILING REQUESTED BY
AND WHEN FILED MAIL TO:]

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, California 94520
For Sale Information: (925)272-4993
For Reinstatement / Pay Off Requests: (925)272-4993

T.S. Number: 2017-03958
Loan Number: 1433256723

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

6/6/17 11:25 AM

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 2/23/2006, MELCHOR PINEDA AND WIFE, CINTHIA PINEDA AKA CYNTHIA PINEDA, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of THOMAS E. BLACK JR, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$70,500.00, payable to the order of ACCREDITED HOME LENDERS, INC., which Deed of Trust is Recorded on 3/2/2006 as Instrument No: 200600077154, Official Public Records of 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 1, BLOCK G OF FAIRMEADOWS NO. 2, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 45, PAGE 67, MAP RECORDS, DALLAS COUNTY, TEXAS

Commonly known as: **1102 ORIOLE BOULEVARD, DUNCANVILLE, TX 75116**

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 **DAVID GARVIN, JACK BECKMAN, KELLY GODDARD AND/OR BERNICE YOUNG** 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 **Wilmington Savings Fund Society, FSB dba Christiana Trust not in its individual capacity but solely as Trustee for Brougham Fund I Trust**, 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.

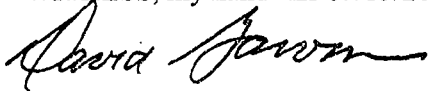
NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 6/6/2017 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Dallas County, Texas**, the Substitute Trustee will sell the property "At Public Auction to the highest bidder for cash, in **DALLAS, Dallas County, Texas**, in the area designated by the Commissioners court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no

such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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.

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.

WITNESS, my hand this 05/15/2017



Substituted Trustee

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

Address for Trustee or Substitute Trustee
c/o Entra Default Solutions, LLC
1355 Willow Way Suite 115
Concord, CA 94520
925 272-4993

Notice of Substitute Trustee's Sale

FILED

Date: June 6th, 2017
Substitute Trustee: Angela Conley
Mortgagee: Capital Plus Financial, LLC
Borrower's Address: 914 Ave C ,Duncanville, TX 75137

MAY 15 AM 10:36

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Note Amount: \$ 87,000.00

Deed of Trust:

Date: 02/27/2015

Grantor: Carlos David Guerrero and Elvia Chavez

Mortgagee: C P Originations, Ltd

Recording Instrument #201500049480

And Further Assigned To Capital Plus Financial, LLC on 03/04/2015 as Document # 201500051989

County: Dallas

Date of Sale: June 6th, 2017

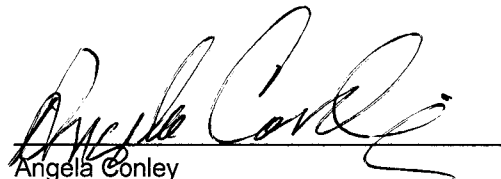
Time of Sale: 10:00 am

Place of Sale: North Side of George Allen Courts Building at 600 Commerce St. Facing Commerce St below the Over Hang. Dallas, Texas 75202

Property: See Legal Description Bellow and/or on Next Page

Angela Conley is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Angela Conley

Legal Description: Being the West 140 Feet of Lot 5, of Red Bud Park Addition. an Addition to the City Of Duncanville, Dallas County, Texas , according to map or plat thereof recorded in Volume 17, page 77, of Map Records, Dallas County, Texas

Return to:

Capital Mortgage Servicing, LLC
2247 Central Dr. Suite 200
Bedford, TX 76021