

C&S No. 44-16-2799 / FHA / No
Freedom Mortgage Corporation

FILED
2017 MAY 15 PM 2:18
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: December 12, 2012

Grantor(s): Brandon Warren, and Amadona Marie Warren, husband and wife as community property

Original Trustee: Steve Holmes Law Firm, P.C.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for R.H. Lending, Inc., its successors and assigns

Recording Information: Clerk's File No. 201200370212, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 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:

BEING LOT 42, OF PARK MANOR, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2004054, PAGE 118, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: 06/06/2017 **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, Russell Stockman 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 sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee or the Mortgage Servicer's attorney.



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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 12th day of May, 2017.

For Information:

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



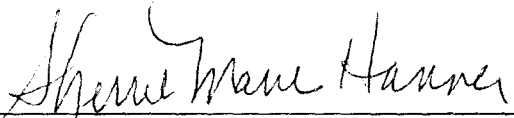
Nicole M. Barte, Attorney at Law
Codilis & Stawiarski, P.C.
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

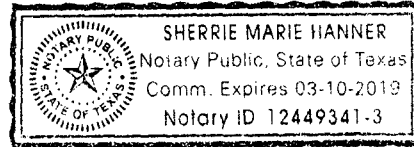
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Barte 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.

Given under my hand seal of office on this the 12th day of May, 2017.



Notary Public
Signature



C&S No. 44-16-2799 / FHA / No
Freedom Mortgage Corporation

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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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 May 10, 2006 and recorded in Document CLERK'S FILE NO. 200600175659 real property records of DALLAS County, Texas, with ALBERT WASHINGTON JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALBERT WASHINGTON JR, securing the payment of the indebtednesses in the original principal amount of \$82,450.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE 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. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.
14523 SW MILLIKAN WAY SUITE 200
BEAVERTON, OR 97005

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: _____

DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

MAY 15 PM 12:50

FILED



NOS00000006122246

0000006122246

DALLAS

EXHIBIT "A"

LOT 4, BLOCK 5, CASA GRANDE SUBDIVISION NO. 1, REVISED, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP THEREOF, RECORDED IN VOLUME 72069, PAGE 1, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS0000006122246

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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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 January 22, 2003 and recorded in Document VOLUME 2003037, PAGE 03883 real property records of DALLAS County, Texas, with DAVID M. JONES AND ELIZABETH J. TURNER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DAVID M. JONES AND ELIZABETH J. TURNER, securing the payment of the indebtednesses in the original principal amount of \$67,700.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

ROBERT FORSTER, DEVIN J. BUCKLAND, 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, OR CHRIS DEMAREST

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 E. WARREN
MAY 15 PM 12:50
FILED



NOS00000006156673

EXHIBIT "A"

BEING A PART OF LOT 17, BLOCK A OF BRIAR CREEK VILLAGE MOBILE HOME SUB-DIVISION, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71144, PAGE 1, MAP RECORDS, DALLAS COUNTY, TEXAS, THE SAME BEING CONVEYED TO STAR MOBILE HOMES, L.P. , BY DEED RECORDED IN VOLUME 2002188, PAGE 8934, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE NORTHEASTERLY LINE OF VICKIE DRIVE (A 50 FOOT RIGHT OF WAY), AND THE SOUTHEAST CORNER OF LOT 16, BLOCK A OF SAID BRIAR CREEK VILLAGE MOBILE HOME SUB-DIVISION;

THENCE NORTH 17 DEGREES 23 MINUTES 11 SECONDS EAST, ALONG THE SOUTHEAST OF SAID LOT 16 A DISTANCE OF 186.73 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EASTERN NORTHEAST LINE OF SAID LOT 16 AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO CHARLES MCDEVITT AND WIFE, JOAN MCDEVITT BY DEED RECORDED IN VOLUME 86042, PAGE 1656, DEED RECORDS, DALLAS COUNTY, TEXAS.

THENCE SOUTH 17 DEGREES 43 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF MCDEVITT TRACT, A DISTANCE OF 152.00 FEET TO A 5/8 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "D.C.&A."

THENCE SOUTH 53 DEGREES 58 MINUTES 20 SECONDS WEST, A DISTANCE OF 105.52 FEET TO A 5/8 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "D.C. & A." IN THE NORTHEAST LINE OF SAID VICKIE DRIVE;

THENCE NORTH 17 DEGREES 54 MINUTES 02 SECONDS WEST, ALONG SAID NORTHEAST LINE OF VICKIE DRIVE, A DISTANCE OF 8.45 FEET TO A 5/8 INCH IRON ROD FOUND AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A DELTA OF 32 DEGREES 59 MINUTES 00 SECONDS, A RADIUS OF 44.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34 DEGREES 23 MINUTES 57 SECONDS WEST, 24.99 FEET ;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 25.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,841.95 SQUARE FEET OR 0.2259 ACRES OF LAND, MORE OR LESS.



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