

FILED

2018 FEB 13 PM 3: 17

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: February 13, 2017

SUBSTITUTE TRUSTEE: Charles F. Baum  
2001 Bryan St., Suite 1800, Dallas, TX 75201

**OBLIGATION SECURED BY DEED OF TRUST:**

Payment due SSB Trading, Inc., as Seller, for the cell phones and related accessories sold to TAG Mobile, LLC, as Buyer, pursuant to a Purchase and Sale Agreement executed by SSB TRADING, INC. and TAG Mobile, LLC on November 17, 2015 (the "PSA")

DEED OF TRUST: DEED OF TRUST ("Deed of Trust") dated March 8, 2016, filed and recorded in the Official Public Records of Dallas County, Texas on April 7, 2016 as Instrument No. 201600090377 in which ACG REAL ESTATE, LLC is grantor, Marcel M. Weiner is Trustee, and SSB Trading, Inc., is beneficiary

PROPERTY: BEING A TRACT OF LAND SITUATED IN THE M.P. GREEN SURVEY, ABSTRACT NO. 519, BEING ALL OF ZENO SYSTEMS DISTRIBUTION CENTER, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85190, PAGE 2525 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO GREENLIGHT INVESTMENT, LLC BY DEED RECORDED IN VOLUME 2004223, PAGE 6243 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHEAST RIGHT-OF-WAY LINE OF CRESCENT CIRCLE (60 FOOT R.O.W.), SAID POINT BEING THE SOUTH CORNER OF LOT 1, BLOCK 3 OF A REPLAT OF PART OF BLOCK 3, CAPITAL CENTER PHASE I, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 88248, PAGE 3959 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING THE WEST CORNER OF SAID ZENO SYSTEMS DISTRIBUTION CENTER ADDITION, AND THE WEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 59 DEGREES 19 MINUTES 36 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID LOT 1, A DISTANCE OF 260.00 FEET TO A 1/2 INCH IRON

ROD FOUND FOR CORNER IN THE SOUTHWEST LINE OF LOT 2, BLOCK 3 OF CAPITAL TECH CENTER, A REPLAT OF TRACT 1, BLOCK 3 OF CAPITAL CENTER, PHASE I, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP THEREOF RECORDED IN VOLUME 85215, PAGE 4538 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT BEING THE EAST CORNER OF SAID LOT 1, SAME BEING THE NORTH CORNER OF SAID ZENO SYSTEMS DISTRIBUTION CENTER ADDITION AND THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 30 DEGREES 40 MINUTES 24 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID LOT 2, A DISTANCE OF 321.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT- OF-WAY LINE OF CAPITAL PARKWAY (80 FOOT R.O.W.), SAID POINT BEING THE SOUTH CORNER OF SAID LOT 2, SAME BEING THE EAST CORNER OF SAID ZENO SYSTEMS DISTRIBUTION CENTER ADDITION AND THE EAST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING THE BEGINNING OF ANON-TANGENT CURVE TO THE LEFT HAVING A DELTA OF 11 DEGREES 42 MINUTES 36 SECONDS, A RADIUS OF 640.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 38 DEGREES 18 MINUTES 16 SECONDS WEST, 130.57 FEET;

THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CAPITAL PARKWAY, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 130.80 FEET TO A 1/2 INCH IRON ROD FOUND, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A DELTA OF 10 DEGREES 59 MINUTES 39 SECONDS, A RADIUS OF 560.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 56 MINUTES 46 SECONDS WEST, 107.29 FEET;

THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CAPITAL PARKWAY, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 107.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA OF 105 DEGREES 52 MINUTES 59 SECONDS, A RADIUS OF 30.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES 36 MINUTES 54 SECONDS WEST, 47.88 FEET;

THENCE, IN A NORTHWESTERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 55.44 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID CRESCENT CIRCLE, SAID POINT BEING THE SOUTH CORNER OF SAID ZENO SYSTEMS DISTRIBUTION CENTER ADDITION, SAME BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 30 DEGREES 40 MINUTES 24 SECONDS WEST, ALONG THE

NORTHEAST RIGHT-OF-WAY LINE OF SAID CRESCENT CIRCLE, A DISTANCE OF 378.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 96,202.29 SQUARE FEET OR 2.2085 ACRES OF LAND.

COUNTY: DALLAS

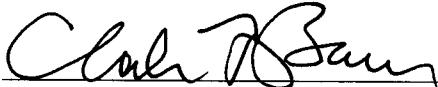
DATE OF SALE (first Tuesday of month): March 6, 2018

TIME OF SALE: 10:00 a.m. or not later than three hours after that time

PLACE OF SALE: George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 - North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as designated by the County Commissioners.

The current Beneficiary has appointed Charles F. Baum as Substitute Trustee to offer the Property for sale toward the satisfaction of the amounts due under the PSA. Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder, "AS IS" without any expressed or implied warranties, except as to warranties of title. THERE WILL BE NO WARRANTY RELATING TO POSSESSION OR QUIET ENJOYMENT. THERE WILL BE NO WARRANTIES OF ANY KIND RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR ANY PERSONAL PROPERTY IN THIS DISPOSITION. The Substitute Trustee does not and will not make any representations, warranties, or covenants personally. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Any debtor served with this notice is hereby notified of the following: (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;** (ii) The name and the address of the person providing this notice is Charles F. Baum, 2001 Bryan St. Ste. 1800, Dallas, Texas 75201, (214) 871-2100.

  
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Charles F. Baum, Substitute Trustee

Our File Number: 14-09013

Name: DONALD J. RAINS AND MARY J. RAINS, HUSBAND AND WIFE

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 26, 2005, DONALD J. RAINS AND MARY J. RAINS, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to JERRY BAKER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR FIRST HORIZON HOME LOAN 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 200503567641, 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 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

WHEREAS, an Order to Proceed with the Notice of Foreclosure Sale and Foreclosure Sale was entered on NOVEMBER 27, 2017, under Cause No. DC-17-13952 in the 134<sup>th</sup> Judicial District Court of DALLAS COUNTY, TEXAS;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 6, 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:

LOT 15, BLOCK 1, OF DAVIN PLACE, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 92247, PAGE 2856, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 2208 CRISTINA CIRCLE  
CARROLLTON, TX 75006  
Mortgage Servicer: SN SERVICING CORPORATION  
Noteholder: US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE SCIG SERIES III TRUST  
323 5<sup>TH</sup> STREET  
EUREKA, CA 95501

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 12 day of February, 2018.

*Michelle Schwartz by Donna Stock*  
Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Denise Boerner, Tim Lewis, Russell Stockman, Rick Snoke, Michelle Schwartz, Substitute Trustees  
Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

FILED

FEB 12 PM 1:45

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

CITIMORTGAGE, INC. (CMI)  
REYNA, CARLOS  
2204 JAMESTOWN LANE, CARROLLTON, TX 75006

CONVENTIONAL  
Firm File Number: 18-029389

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 26, 2006, CARLOS REYNA AND SPOUSE, MARIA G. REYNA, as Grantor(s), executed a Deed of Trust conveying to WILLIAM M. WOODALL, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIMORTGAGE, INC. 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 200600412302, 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

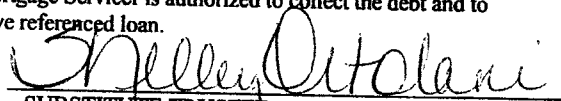
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, March 6, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant 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 41, BLOCK C, OF JACKSON ARMS ADDITION, REVISED, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 76190, PAGE 1267, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 2204 JAMESTOWN LANE  
CARROLLTON, TX 75006  
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 Hreha, Robert Ortolani Mary  
Mancuso or Francesca Ortolani  
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.**

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY, TEXAS

2018 FEB 12 PM 2:45

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2018 FEB -9 PM 12:45

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

STATE OF TEXAS

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COUNTY OF DALLAS

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**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Dallas County, Texas and more fully described as:

2200 East Trinity Mills Road, Unit 405, Carrollton, TX 75006; a/k/a

Unit 405, Building D/4 of Trinity Meadows Condominiums, a Condominium in the City of Carrollton, Dallas County, Texas, together with an undivided interest in the common elements according to the Declaration recorded in Volume 84016, Page 2145, Condominium Records of Dallas County, Texas, and any supplements and/or amendments thereto;

2. **Owner(s):** Mr. Andrew Marty M. Ona & Mrs. Nerissa M. Ona

3. **Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday, March 6, 2018

**Time:** Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

**Place:** At the County Courthouse in Dallas County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Trinity Meadows Condominiums Owners Association, Inc. for the failure of the above-referenced owner(s) to pay assessments and related charges again the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$3,271.18, as of February 9, 2018.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

**Dated:** February 9, 2018

  
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**Jack Manning, Casey Meyers, and Lance  
Erickson, Attorneys & Substitute Trustees**

**MANNING & MEYERS**  
Attorneys at Law  
4340 N. Central Expressway, Suite 200  
Dallas, Texas 75206  
(214) 823-6600 – *Telephone*  
(214) 821-3800 – *Facsimile*

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.**

**NOTICE OF ASSESSMENT LIEN 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.**

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

NOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 28<sup>th</sup> day of September, 2017, a Notice of Lien was filed of record at Document No. 201700275446, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **JOHN A. TURNER**, the present owner of said real property, to Ridgeline Townhomes at Carrollton Owners' Association, Inc. (the "Association"); and

WHEREAS, the said **JOHN A. TURNER** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

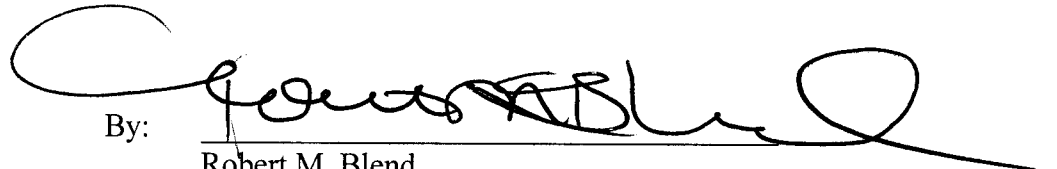
NOW, THEREFORE, notice is hereby given that on Tuesday, the 6<sup>th</sup> day of March, 2018, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12<sup>th</sup> day of February, 2018.

**RIDGELINE TOWNHOMES AT CARROLLTON  
OWNERS' ASSOCIATION, INC.**

By: 

Robert M. Blend  
Duly Authorized Agent  
14131 Midway Road, Suite 1240  
Addison, Texas 75001

This notice was posted by me on the 12<sup>th</sup> day of February, 2018, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Print Name

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 FEB 12 AM 9:45

FILED



**EXHIBIT "A"**

Unit 4 in Building V and a .5599 percent undivided interest in and to the general and limited common elements of RIDGELINE TOWNHOMES AT CARROLLTON, a condominium regime to the City of Carrollton, Dallas County, Texas, according to the condominium declaration dated February 17, 1983 and recorded in Volume 83036, Page 2817, Condominium Records of Dallas County, Texas; and having the address of 2240 Tarpley Road, #294, Carrollton, Texas.