

FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2018 FEB 13 PM 12:15

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

§

§

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

WHEREAS, by Deed of Trust (the "Deed of Trust") dated May 26, 2011, recorded in the Official Public Records of Dallas County, Texas, as Clerk's Filing Number 201100134156, Cedric Investments, LLC ("Grantor"), conveyed to M&I Bank, FSB, as Trustee, certain real property situated in Dallas County, Texas, to wit, which is more accurately described in Exhibit "A" attached hereto (the "Property"), to secure payment of that one certain Promissory Note (the "Note") therein described, in the stated principal amount of One Hundred Thousand and No/100 Dollars (\$100,000.00), of even date with the Deed of Trust, executed by Grantor, and made payable to the order of State Farm Bank, F.S.B. ("Lender"); and

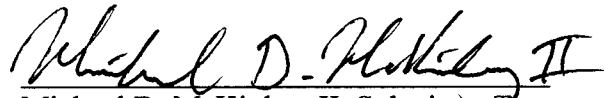
WHEREAS, the undersigned has been appointed as a Substitute Trustee in the place and stead of the Trustee named in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Deed of Trust and Lender, as sole owner and holder of said indebtedness, the Note and the Deed of Trust, has requested the undersigned to sell the Property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 6<sup>th</sup> day of March, 2018, beginning at 10:00 a.m., local time, or not later than three (3) hours after that time, I or any other duly appointed Substitute Trustee will sell to the highest bidder for cash, the Property in the area of the Courthouse of Dallas County, Texas, designated by the

Commissioner's Court of such county as the location where sales of real property under a power of sale conferred by a deed of trust are to take place.

WITNESS MY HAND this 12<sup>th</sup> day of February, 2018.



Michael D. McKinley, II, Substitute Trustee  
9201 N. Central Expressway, Fourth Floor  
Dallas, Texas 75231  
(214) 780-1400

**EXHIBIT A**

**PROPERTY DESCRIPTION**

Being a tract of land lying in the T.L. Rhodes Survey, Abstract No. 1207, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point that is 1173 feet North and 30 feet East of the southwest corner of the T.L. Rhodes Survey;

THENCE North, along the east line of Hampton Road, 60 feet to a point;

THENCE East, 200 feet, parallel with Belt Line Road, to a point for corner;

THENCE South, 60 feet, parallel with the east line of Hampton Road, to a point for corner;

THENCE West, 200 feet, parallel with Belt Line Road, to the POINT OF BEGINNING, being the same property conveyed to Joe E. Evans and James H. Evans, d/b/a/ Evans Brothers, Builders, by R.P. Robinson and wife, Edith Mildred Robinson in deed dated January 3, 1969, filed January 10, 1969 in the Deed Records, Dallas County Texas.

SAVE AND EXCEPT a tract of land containing 0.0068 acres off the west side property as conveyed by Joe E. Evans, et al to the County of Dallas by Right-of Way Deed dated December 23, 1970, recorded in Volume 71022, Page 905, Deed Records, Dallas County, Texas.

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS           §

WHEREAS, on or about August 14, 2017, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Allison Mathews, the present owner of said real property, to Emily Lane Owners Association, Inc. (the "Association"); and

WHEREAS, the said Allison Mathews has continued to default in the payment of her 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 owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, March 6, 2018, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 2209, Building B, and the space encompassed by the boundaries thereof; and an undivided 1.244566 percent ownership interest in and to the General Common Elements of the Condominium Project, together with the limited common elements appurtenant thereto (13215 Emily Road, Building B, Unit 2209)

WITNESS my hand this 13 day of February, 2018

EMILY LANE OWNERS ASSOCIATION, INC.

By: Jason R. Reed  
Jason R. Reed, Substitute Trustee  
Riddle & Williams, P.C.  
3811 Turtle Creek Blvd, Suite 500  
Dallas, Texas 75219

FILED

2018 FEB 13 PM 3:15

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

The within notice was posted by me on the \_\_\_ day of \_\_\_\_\_, 2018, at the Dallas County Courthouse in Dallas, Texas.

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2018 FEB 14 AM 8:17

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

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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 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.

Current Mortgagee/Noteholder:

FTW 28 St. 70, LLC  
9400 N. Central Expressway, Ste. 404  
Dallas, TX 75231  
(972) 479-8888

1. Date, Time and Place of Sale.

Date: Tuesday, March 6, 2018

Time: The sale will begin no earlier than 10:00 A.M. or not later than three hours after that time.

Place: Tarrant County Courthouse, Texas, at the following location: THE BASE OF THE COURTHOUSE STEPS ON THE EAST SIDE OF THE TARRANT COUNTY COURTHOUSE OR, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner.

2. Terms of Sale. Sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The sale will be conducted by the Substitute Trustee. Pursuant to section 51.009 of the Texas Property Code, the property will be sold AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust or Contract Lien. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

3. Instrument to Be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated February 13, 2017, and recorded on February 21, 2017 at Instrument No. D217038562 in the Official Real Property Records of Tarrant County, Texas, with Success Mortgage, original mortgagee/beneficiary.

4. Obligations Secured. Deed of Trust executed by Fredy Cruz Hernandez and Carmen Ramirez Murillo, securing the payment of the indebtedness in the original principal amount of \$157,827.00 and obligations therein described including but not limited to the promissory note and all modifications, renewals, and extensions of the promissory note. FTW 28 St. 70, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

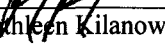
5. Property to Be Sold. The property to be sold is described as follows:

LOT 1R10, Block B, of Harlem Gardens, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Instrument No, D216137983, of the Plat Records of Tarrant County, Texas

(Reported Address: 2833 Mesquite Road, Fort Worth, Texas)

6. **Default and Request to Act.** Default has occurred under the Deed of Trust and/or Note, the indebtedness secured by and described in the Deed of Trust is now wholly due, and the mortgagee has instructed a substitute trustee(s), to conduct this sale.

Dated: February 14, 2018

  
\_\_\_\_\_  
Kathleen Kilanowski, Courtney Bowline or Katherine Stepp, Substitute Trustees  
c/o Deans & Lyons, LLP  
325 N. Saint Paul St., Suite 1500  
Dallas, Texas 75201



9065 Jollyville, Suite 203A, Austin, TX 78759

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD,  
5420 LBJ Freeway, Suite 220, Dallas, TX 75240.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash. *Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

**Property to be sold:** 8342 Nisqually St., Dallas, TX 75217, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

**Date of Sale:** Tuesday, March 6, 2018.

**Time of Sale:** The sale will begin no earlier than 10:00 AM and no later than three (3) hours thereafter.

**Location of Sale:** At the County Courthouse in Dallas County, Texas, on the North side of the courthouse facing Commerce Street below the overhang, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Dallas County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Dallas County, Texas.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Purchase Money Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except

<b>PROPERTY ADDRESS:</b> 8342 Nisqually St. Dallas, TX 75217	<b>RP FILE NO. DITE02-317</b>	<b>BORROWER:</b> Webb, III., Johnny & McGee, Cassandra Kay
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as to the warranties of title (if any) provided for under the Purchase Money Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of Sale:**

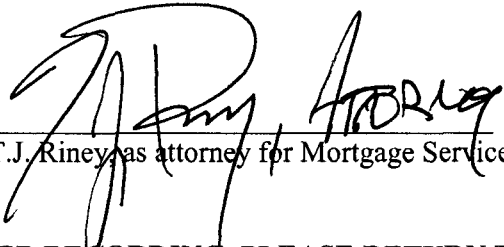
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Johnny Webb, III and Cassandra Kay McGee.

**Default and Notice:**

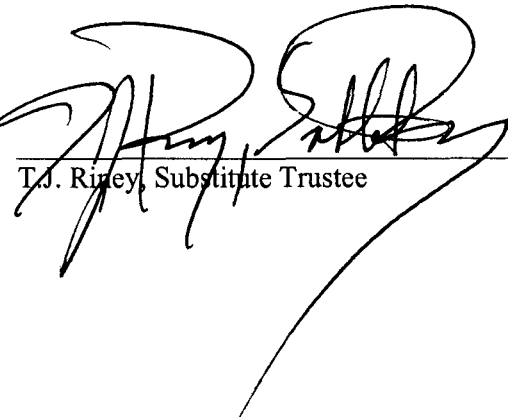
Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Johnny Webb, III and Cassandra Kay McGee and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: February 5, 2018.

By:

  
T.J. Riney, as attorney for Mortgage Servicer

By:

  
T.J. Riney, Substitute Trustee

**AFTER RECORDING, PLEASE RETURN TO:**

Riney Packard, PLLC  
Attn: T.J. Riney  
Two Lincoln Centre  
5420 LBJ Freeway, Suite 220  
Dallas, Texas 75240

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

**PROPERTY ADDRESS:**

8342 Nisqually St.  
Dallas, TX 75217

**RP FILE NO. DITE02-317**

**BORROWER: Webb, III., Johnny & McGee, Cassandra Kay**

**EXHIBIT "A"**

**LOT 33, BLOCK 6332, OF GROVEDALE HEIGHTS ADDITION, AN ADDITION IN  
DALLAS COUNTY,  
TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13, PAGE 57,  
OF THE MAP  
RECORDS OF DALLAS, COUNTY, TEXAS.**

<b>PROPERTY ADDRESS:</b> 8342 Nisqually St. Dallas, TX 75217	<b>RP FILE NO. DITE02-317</b>	<b>BORROWER:</b> Webb, III., Johnny & McGee, Cassondra Kay
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**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DALLAS County**

**Deed of Trust Dated:** June 2, 2004

**Amount:** \$135,000.00

**Grantor(s):** MARCO A GUTIERREZ JR and SONIA B GUTIERREZ

**Original Mortgagee:** HOME LOAN CORPORATION

**Current Mortgagee:** BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

**Mortgagee Address:** BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

**Recording Information:** Document No. 2939553

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO.

**Date of Sale:** March 6, 2018 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

BRETT BAUGH OR JOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, ROBERT AGUILAR, BRENT GRAVES, WENDY LAMBERT, TROY ROBINETT, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN THOMAS, SHELLEY ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, OR JOHN PHILLIP MARQUEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

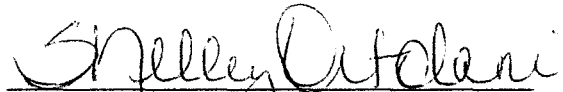
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 FEB 12 PM 2:45

FILED

  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-000253



BRETT BAUGH ORJOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MURHEAD, AARON PARKER, CLAY GOLDEN, ROBERT AGUILAR, BRENT GRAVES, WENDY LAMBERT, TROY ROBINETT, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN THOMAS, SHELLEY ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, OR JOHN PHILLIP MARQUEZ  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**EXHIBIT A**

Being a parcel of land situated in the Money Weatherford Survey Abstract No. 1554, Dallas, Texas, and being the same 5.000 acre parcel of land conveyed to David W. Wilson and wife, Jane Anne Wilson by deed recorded in Volume 86046, page 4840, Deed Records, 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 North line of East Reindeer Road (40 foot right of way) that is the East corner of said Wilson 5.0 acre tract and same being the South corner of 1.15 acre tract described in deed recorded in Volume 8622, Page 2273, Deed Records, Dallas County, Texas;

Thence, South 59 deg. 50 min. 20 sec. West along the North line of East Reindeer Road a distance of 129.60 feet to a 1/2 inch road found at the South corner of the Wilson Tract;

Thence North 30 deg. 57 min. West along the West line of the Wilson Tract a distance of 1,680.96 feet to a 1/2 inch iron rod found at Wilson's West corner and same being in a South line of 153.968 acre tract described in deed recorded in Volume 89159, Page 839, Deed Records, Dallas County, Texas;

Thence North 60 deg. 3 min. East, along Wilson's North line a distance of 129.61 feet to a 3/8 inch iron rod found at the North corner and same being the West corner of Reindeer Run Estates, an addition to Dallas County as recorded in Volume 87193, page 5001, Map Records, Dallas County, Texas;

Thence South 30 deg. 57 min. East along the East line of the Wilson Tract and passing the South corner of said addition at 1,054.01 feet and continuing a total distance of 1,680.48 feet to the PLACE OF BEGINNING.

## 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:** March 23, 2006

**Grantor(s):** Anthony Redmon and Serena Redmon, husband and wife

**Original Trustee:** Allan B. Polunsky

**Original Mortgagee:** Long Beach Mortgage Company

**Recording Information:** Clerk's File No. 200600116620, in the Official Public Records of DALLAS County, Texas.

**Current Mortgagee:** Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-4

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 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.

**Date of Sale:** 03/06/2018

**Earliest Time Sale Will Begin:** 1:00 PM

**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 Mortgagor, the Mortgagee or the Mortgagee's attorney.**

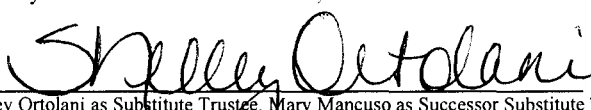
**Legal Description:**

LOT (7), BLOCK G, OF FINAL PLAT OF HEARTHSTONE PHASE 3 ADDITION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 2005106, PAGE 112 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

**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.

**For Information:**

Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite  
900A  
Houston, TX 77060  
(281) 925-5200

  
Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Breha 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  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 FEB 12 PM 3:45

FILED



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2018 FEB 12 PM 3:45

C&S No. 44-17-5541 / FHA / No  
Ditech Financial LLC

**NOTICE OF TRUSTEE'S SALE**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**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: January 10, 2005

Grantor(s): Ruby Jackson, a single person

Original Trustee: David L. Ricker

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

Recording Information: Vol. 2005-013, Page 01354, or Clerk's File No. 3212902, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: Ditech Financial LLC

Mortgage Servicer: Ditech Financial LLC, whose address is C/O 3000 Bayport Drive, Suite 880, Tampa, FL 33607 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:**

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DALLAS AND STATE OF TEXAS, BEING KNOWN AND DESIGNATED AS FOLLOWS: BEING LOT 16 IN BLOCK 6, OF OAK HILL SUBDIVISION, AN ADDITION TO DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 10, PAGE 369, MAP RECORDS OF SAID COUNTY.

Date of Sale: 03/06/2018 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 sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.



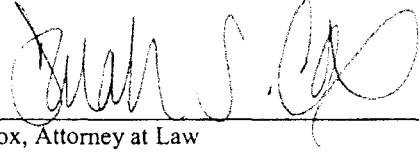
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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if 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 7th day of February, 2018.

For Information:

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



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

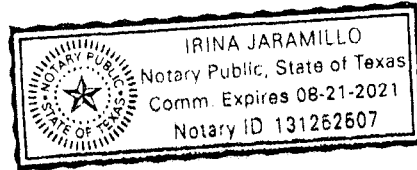
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Sarah S. Cox 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 7th day of February, 2018.

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



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

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

C&S No. 44-17-5541 / FHA / No  
Ditech Financial LLC



FILED

**NOTICE OF ASSESSMENT LIEN SALE**

2018 FEB -9 PM 3:45

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**WHEREAS**, the property herein described is subject to the Residential Condominium Declaration, dated June 29, 2006, filed August 14, 2006 as Instrument Number 200600297199 in the Condominium Records of Dallas County, Texas (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the “*Declaration*”). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

**WHEREAS**, 4616 West Lovers Lane Condominium Association, on January 18, 2017, February 22, 2017, September 8, 2017 and January 9, 2018, sent notice of default in payment of assessments to **CHRISTOPHER LUKE PETERS**, being the reputed owners or current owners of said real property; and

**WHEREAS**, the said **CHRISTOPHER LUKE PETERS**, have continued to default in the payment of their indebtedness to 4616 West Lovers Lane Condominium Association and the same is now wholly due, and 4616 West Lovers Lane Condominium Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to 4616 West Lovers Lane Condominium Association.

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 6<sup>th</sup> day of March, 2018, between 10:00 a.m. and 4:00 p.m., **4616 West Lovers Lane Condominium Association** will sell the herein described real estate (including any improvements thereon) at public auction at 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, or as designated by the Dallas County Commissioners, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.

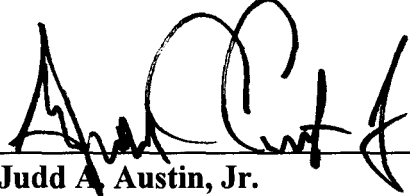
Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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 9<sup>th</sup> day of February, 2018.

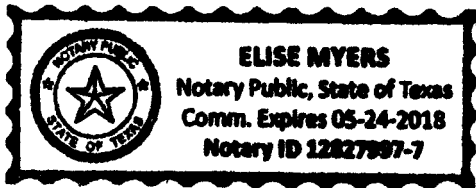
4616 WEST LOVERS LANE  
CONDOMINIUM ASSOCIATION

By   
Judd A. Austin, Jr.  
Its Attorney

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, Jr., attorney for 4616 West Lovers Lane Condominium Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE this 9<sup>th</sup> day of February, 2018.



  
Notary Public, State of Texas

PREPARED BY:

Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

**EXHIBIT "A"**