

Frog Holler Investments, LLC, Noteholder and Loan Servicer
Ghrist Law Firm, Attorney

Mailed to Jose Alfredo Mendoza and wife, Glorisel Meza Ramirez and Roger Alfredo Mendoza,
a single person on 02/12/2018

7145 Lanyon Dr.

Dallas, Texas 75227

by regular mail and CMRR# 7016 0910 0001 0485 2268

And to

3104 Cambridge Dr.

Rowlett, Texas 75088

via regular mail and CMRR# 7016 0910 0001 0485 2299

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2018 FEB 12 PM 4: 15

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 3rd, 2017, Jose Alfredo Mendoza and wife, Glorisel Meza Ramirez and Roger Alfredo Mendoza, a single person executed a Deed of Trust conveying to L. Scott Horne, as Trustee, the Real Estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201600307970, to which reference is 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 and is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, March 6th, 2018

Time: The sale shall begin no earlier than 10:00 am or no later than three hours thereafter

Place: 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 Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 8 in Block F, of TOLAR BAY, an addition to the City of Rowlett, Dallas County, Texas, according to the map thereof recorded in Volume 78199, Page 63, of the Map Records of Dallas County, Texas; also known as 3104 Cambridge Dr., Rowlett, Texas 75088

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, Ian Ghrist, 2735 Villa Creek Drive, Suite 140, Farmer's Branch, Texas 75234

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 as to the warranties of title (if any) provided for under the deed of trust.

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.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer is entitled to administer the foreclosure due to the fact that the servicer and the noteholder have entered into an agreement granting the current mortgage servicer authority to service the mortgage, the notices required under Section 51.002(b) of the Texas property code disclose that the mortgage servicer is representing the mortgagee under a servicing agreement with the mortgagee and the name of the mortgagee and the address of the mortgagee or the address of the mortgage servicer if there is an agreement granting a mortgage servicer the authority to service the mortgage. However, in this instance, the noteholder has expressly authorized this foreclosure despite any authorization also provided by the mortgage servicer.



Ian Ghrist, Substitute Trustee
Ghrist Law Firm
2735 Villa Creek Drive, Suite 140
Farmer's Branch, Texas 75234
(817) 778-4136

Our File Number: 17-18810

Name: RONI-SUE CAHILL, JOINED HEREIN PRO FORMA BY HER SPOUSE, RICHARD T. CAHILL

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 2, 2007, RONI-SUE CAHILL, JOINED HEREIN PRO FORMA BY HER SPOUSE, RICHARD T. CAHILL, executed a Deed of Trust/Security Instrument conveying to W.R. STARKEY, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 20070172947, 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

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:

BEING LOT 10, IN BLOCK 3, OF SPRINGFIELD ADDITION, SECTION FOUR, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDE IN VOLUME 87040 PAGE 2438, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 6113 HOMEWOOD AVENUE
ROWLETT, TX 75089

Mortgage Servicer: BANK OF AMERICA, N.A.


Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

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.



Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Denise Boerner, Tim Lewis, Russell Stockman, Rick Snoke, Troy Robinett, Clay Golden, Frederick Britton, Robert Aguilar, Brett Baugh, Brent Graves, Kemy Shirey, John Beazley, Craig Muirhead, Wendy Lambert, Rick Montgomery, Aaron Parker, Matt Hansen, Terry Waters, Logan Thomas, Michelle Schwartz, Shawn Schiller, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

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FILED

2018 FEB 12 PM 1:45

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

C&S No. 44-11-0712 / Conventional / Yes
Shellpoint Mortgage Servicing

FILED
JUL 18 FEB 12 PM 3:45
JONIA E. 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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: April 11, 2008

Grantor(s): Mariana O. Martinez and Rafael Martinez, wife and husband

Original Trustee: Atty. Don W. Ledbetter

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Homecomings Financial, LLC (F/K/A Homecomings Financial Network, Inc), its successors and assigns

Recording Information: Clerk's File No. 20080129508, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

Mortgage Servicer: Shellpoint Mortgage Servicing, whose address is C/O 75 Beattie Place, Suite 300, Greenville, SC 29601 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:

LOT 8, BLOCK A, THE PENINSULA NO. 7, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 96190, PAGE 1207, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

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, Brett Baugh as Successor Substitute Trustee, Kenny Shirey as Successor Substitute Trustee, Rick Montgomery as Successor Substitute Trustee, Craig Muirhead as Successor Substitute Trustee, Clay Golden as Successor Substitute Trustee, Robert Aguilar as Successor Substitute Trustee, Brent Graves as Successor Substitute Trustee, John Beazley as Successor Substitute Trustee, Wendy Lambert as Successor Substitute Trustee, Troy Robinett as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, Aaron Parker as Successor Substitute Trustee, Mark Buleziuk as Successor Substitute Trustee, Matt Hansen 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, Frederick Britton as Successor Substitute Trustee, Terry Waters as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

4646818

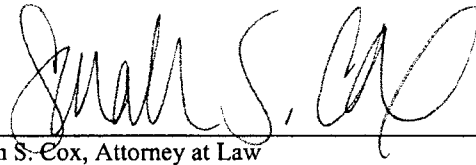
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be 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.

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:

"Auction.com
1 Mauchly
Irvine, CA 92618




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

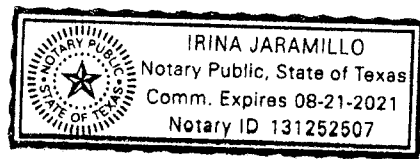
COUNTY OF HARRIS

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. 44-11-0712 / Conventional / Yes
Shellpoint Mortgage Servicing