

NOTICE OF ASSESSMENT LIEN SALE

FILED
10 APR -3 AM 11:55
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, the present Owner of said real property has defaulted in the payment of the indebtedness owed to WILLOW LANE OWNERS ASSOCIATION, INC. (the "Association"); and

WHEREAS, the said Owner, Lawrence A. Russell has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, therefore, 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, May 1, 2018, between 10:00 a.m. and 4:00 p.m., the Association will sell said property at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 a.m., and the sale will take place not later than three (3) hours after that time.

THEREFORE, notice is given that on and at the Date, Time, and Place of Sale described above, Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Declaration and applicable law.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g., a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. 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, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

Notice is given that another person who has been appointed as a Trustee may conduct the Foreclosure Sale.

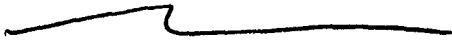
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Said real estate is described as follows:

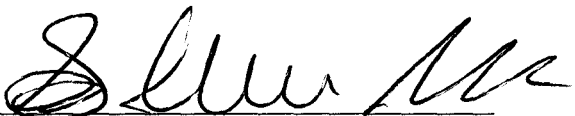
BEING UNIT NO. 104, IN BUILDING A, OF WILLOW LANE CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION THEREOF RECORDED IN VOLUME 82163, PAGE 404 OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. ("the property").

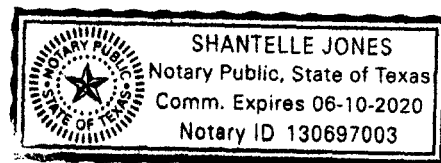
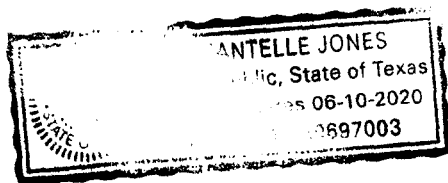
WITNESS my hand this 2nd day of April, 2018.

"Further Affiant sayeth not."


M. SUZY RICE, Substitute Trustee for
WILLOW LANE OWNERS
ASSOCIATION, INC.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 2nd day of April, 2018,
to certify which witness my hand and seal of office.


Notary Public in and for
The State of Texas



The written notice was posted on the _____ day of _____, 2018, at the George Allen
Courts Building in Dallas, Texas.

Signature

Print Name

Notice of Foreclosure Sale

FILED
2018 APR -3 AM 9:55
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Date: April 2, 2018

Deed of Trust ("Deed of Trust"):

Dated: December 23, 2013
Grantor: Aracely Dominguez
Trustee: Salvador Espino
Lender: Oscar Salcedo
Recorded in: Document No. 201300386810 of the real property records of Dallas County, Texas
Property: 1033 Terry Way, Carrollton, Texas 75006, more particularly described as Being Lot 17, in Block 4, of PALO ALTO PARK NO. 3, an Addition to the City of Carrollton, Dallas County, Texas, according to the Map thereof recorded in Volume 51, Page 1, of the Map Records of Dallas County, Texas ("Property")
Secures: Real Estate Lien Note ("Note") in the original principal amount of \$45,000.00, executed by Aracely Dominguez ("Borrower") and payable to the order of Oscar Salcedo as Lender
Substitute Trustee: R. Scott Alagood, OR Brian T. Cartwright, OR Samuel B. Burke, OR Ryan T. Webster
Substitute Trustee's Address: 319 W. Oak Street, Denton, Texas, 76201

Foreclosure Sale:

Date: Tuesday, May 1, 2018
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.
Place: The area designated by the Dallas County Commissioners Court for non-judicial foreclosure sales, such place being the area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang.
Terms of Sale: The Foreclosure Sale will be conducted as a public auction, "AS IS", and the Property will be sold to the highest bidder for cash, except that Oscar Salcedo's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Oscar Salcedo, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Oscar Salcedo's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Oscar Salcedo's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Oscar Salcedo passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure 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 Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Oscar Salcedo. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the 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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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 LENDER OR MORTGAGE SERVICER.

R. SCOTT ALAGOOD, Attorney for Oscar Salcedo, Lender




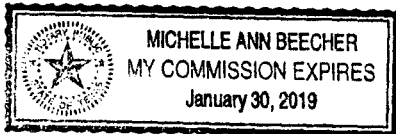
R. Scott Alagood
Alagood Cartwright Burke PC
319 W. Oak Street
Denton, Texas 76201
Telephone (940) 891-0003
Telecopier (940) 891-0004

STATE OF TEXAS)

COUNTY OF DENTON)

Before me, the undersigned notary public, on this day personally appeared R. Scott Alagood, as the Attorney for Oscar Salcedo, Lender, 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 and consideration therein expressed.

Given under my hand and seal of office this 9th day of April, 2018.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

R. Scott Alagood
Alagood Cartwright Burke PC
319 W. Oak Street
Denton, Texas 76201

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: May 01, 2018

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 March 28, 2002 and recorded in Document VOLUME 2002067, PAGE 06051; AS AFFECTED BY CORRECTION INSTRUMENT RECORDED AT DOCUMENT NO. 201800045727 real property records of DALLAS County, Texas, with JOSE MELENDEZ AND SUSANA MELENDEZ, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSE MELENDEZ AND SUSANA MELENDEZ, securing the payment of the indebtednesses in the original principal amount of \$88,225.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. M&T 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. M & T BANK SUCCESSOR BY MERGER TO M & T MORTGAGE CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o M & T BANK SUCCESSOR BY MERGER TO M & T MORTGAGE CORPORATION
1 FOUNTAIN PLAZA DEFAULT SERVICING, 6TH FLOOR
BUFFALO, NY 14203

MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, BRETT BAUGH, 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

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 F. WARREN

2018 MAR 19 PM 3:21

FILED



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EXHIBIT "A"

BEING LOT 7 IN BLOCK 6 OF TWO WORLDS-KELLER SPRINGS VILLAGE, SECTION ONE, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 72162, PAGE 1526 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



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