

## **NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**

6/4/2004

**Original Beneficiary/Mortgagee:**

BANK OF AMERICA N.A.

**Recorded in:**

Volume: 2004112

Page: 01208

Instrument No: 2923036

**Mortgage Servicer:**

Nationstar Mortgage, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**

CHRISTOPHER PILAND, AN UNMARRIED INDIVIDUAL

**Current Beneficiary/Mortgagee:**

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE TO BANC OF AMERICA MORTGAGE SECURITIES, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-G

**Property County:**

DALLAS

**Mortgage Servicer's Address:**

8950 Cypress Waters Blvd., Coppell, TX 75019

**Legal Description:** LOT 1, BLOCK I, OF JOSEY RANCH ADDITION, SECTION 2, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85250, PAGE 6157, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**Date of Sale:** 5/2/2017

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

**Place of Sale of Property:** NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

**Notice Pursuant to Tex. Prop. Code § 51.002(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.



Shelley Ortolani, Robert Ortolani, Mary Mancuso or Michele Hreha  
or Cole D. Patton  
or Denny Tedrow  
MCCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 APR -6 PM 3:00

**MH File Number:** TX-13-21520-FC

**Loan Type:** Conventional Residential

FILED

NATIONSTAR MORTGAGE LLC (CXE)  
MARROQUIN, MARIO AND MENDY L. BARAJAS  
1013 TERRY WAY, CARROLLTON, TX 75006

FHA 491-9246269-703  
Firm File Number: 16-023894

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 22, 2008, MARIO MARROQUIN, A SINGLE MAN AND MENDY L. BARAJAS, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS 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 20080243154, 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, May 2, 2017 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 7, BLOCK 4 OF PALO ALTO PARK ADDITION NO. 3, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 51, PAGE 1, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 1013 TERRY WAY  
CARROLLTON, TX 75006  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

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.

*Shelley Ortolani*

SUBSTITUTE TRUSTEE  
Brett Baugh, John Bezley, 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, Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

FILED

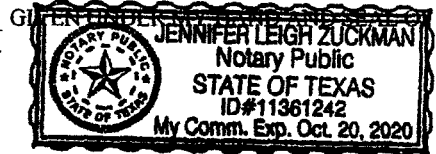
2017 MAR 30 AM 9:53

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

THE STATE OF Texas  
COUNTY OF Dallas

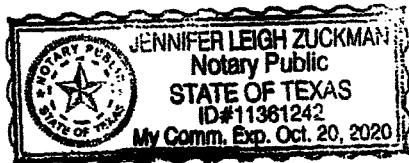
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shelley Ortolani, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 17



OFFICE this 29 day of March

*J. Zuckman*  
NOTARY PUBLIC in and for



Dallas COUNTY.  
My commission expires: 10/20/20  
Type or Print Name of Notary Jennifer Zuckman

**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.**