

C&S No. 44-17-0894 / Conventional / No
Fay Servicing, LLC

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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: November 19, 2002

Grantor(s): Thomas Jeremy Tidmore and Angela Tidmore, joint tenants

Original Trustee: David A. Neal

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

Recording Information: Vol. 231, Page 03312, or Clerk's File No. 2089852, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-2

Mortgage Servicer: Fay Servicing, LLC, whose address is C/O 440 S. La Salle Street, 20th Floor Chicago, IL 60605 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: 05/02/2017 **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 2, BLOCK B, OF DORIS HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 133, OF THE MAP 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.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

DALLAS COUNTY
CLERK
JOHN E. WARREN


Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, Russell Stockman 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

2017 APR 10 PM 2:33

FILED



4616135

C&S No. 44-17-0631 / FHA / Yes
Cenlar FSB

NOTICE OF TRUSTEE'S SALE

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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: May 30, 2014

Grantor(s): Samuel Garza, an unmarried man

Original Trustee: Edward Kershner

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

Recording Information: Clerk's File No. 201400164770, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: SWBC Mortgage Corporation

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 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: 05/02/2017 **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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Legal Description:

LOT 13, IN BLOCK K, OF IRWIN KEASLER DEVELOPMENT, RED BIRD ADDITION, UNIT NO. 1, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/ UNDER VOLUME 19, PAGE 251 MAP/PLAT RECORDS, 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.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060

DALLAS COUNTY CLERK
JOHN F. WARREN

2017 APR 10 PM 2:33

FILED

Shelley Ortolani

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, Aaron Parker as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, Mark Buleziuk as Successor Substitute Trustee, Matt Hansen as Successor Substitute Trustee, Russell Stockman 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, Chris Demarest as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



4616120

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 02, 2017

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 August 31, 2004 and recorded in Document VOLUME 2004181, PAGE 07209 real property records of DALLAS County, Texas, with ALLISON A DUKE AND BRETT W DUKE, grantor(s) and BANK ONE, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALLISON A DUKE AND BRETT W DUKE, securing the payment of the indebtednesses in the original principal amount of \$76,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A., SUCCESSOR BY MERGER TO BANK ONE, N.A. 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. JPMORGAN CHASE BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, N.A.
8333 RIDGEPOINT DRIVE
IRVING, TX 75063

ROBERT FORSTER, DEVIN J. BUCKLAND, JEFF FLEMING OR LAUREN CHRISTOFFEL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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 E. WARREN

2017 APR 10 PM 2:26

FILED



NOS20110177600299

EXHIBIT "A"

LOT 36, BLOCK A, OF SOUTHWOOD ESTATES, INSTALLMENT NO. 2, AN ADDITION TO THE CITY OF DUNCANVILLE IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 75116, PAGE 1136, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS20110177600299