

3125 DAMASCUS WAY
DALLAS, TX 75234

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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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.

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

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 October 22, 2002 and recorded in Document VOLUME 2002214, PAGE 07477 AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 201300327592 real property records of DALLAS County, Texas, with KAREN FURLONG, grantor(s) and NATIONAL CITY MORTGAGE CO, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KAREN FURLONG, securing the payment of the indebtednesses in the original principal amount of \$99,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC BANK, NATIONAL ASSOCIATION 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. PNC BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PNC BANK, N.A.
3232 NEWMARK DRIVE
MIAMISBURG, OH 45342

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

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: _____



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DALLAS

EXHIBIT "A"

BEING LOT 4, BLOCK A OF CHAPEL HILL ADDITION NO.2, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 31, PAGE 237, MAP RECORDS DALLAS COUNTY, TEXAS.



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