

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/29/2005

Grantor(s)/Mortgagor(s):
CHRISTIAN MCLAUGHLIN AND WIFE,
QUINTINA MCLAUGHLIN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR BANKERS FINANCIAL
MORTGAGE GROUP, LTD., ITS SUCCESSORS
AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200600004044

Property County:
DALLAS

Mortgage Servicer:
M&T Bank is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza, Buffalo, NY 14203

Legal Description: BEING LOT 29, IN BLOCK 16, OF FOREST RIDGE ADDITION NO. 3, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 49, PAGE 217, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

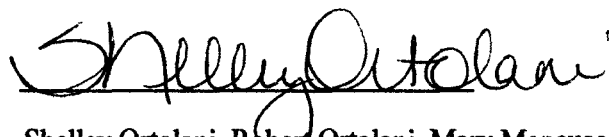
Date of Sale: 5/2/2017

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

DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

2017 APR -6 PM 3:01

MH File Number: TX-17-32617-POS
Loan Type: FHA

FILED

FILED

2017 MAR 30 PM 1:13

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County
Deed of Trust Dated: June 17, 1999
Amount: \$61,145.00
Grantor(s): JESUS SAUCEDA and JUANA SAUCEDA

Original Mortgagee: OLD KENT MORTGAGE COMPANY
Current Mortgagee: EVERBANK

Mortgagee Address: EVERBANK, 301 WEST BAY STREET, JACKSONVILLE, FL 32202

Recording Information: Document No. 633853

Legal Description: LOT 21, BLOCK B, OF SMITHWICK ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17, PAGE 227, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

WHEREAS JESUS SAUCEDA is deceased.

Date of Sale: May 2, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: 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 Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI, MARY MANCUSO OR JOHN PHILLIP MARQUEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-000705


SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI,
MARY MANCUSO OR JOHN PHILLIP MARQUEZ
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

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.

FILED

MAR 27 AM 10:54

JOHN F. 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 February 17, 2006 and recorded in Document CLERK'S FILE NO. 200600066932 AS AFFECTED BY LOAN MODIFICATION CLERK'S FILE NO. 201600252354 real property records of DALLAS County, Texas, with FRANK SOLIS AND IRMA SOLIS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by FRANK SOLIS AND IRMA SOLIS, securing the payment of the indebtednesses in the original principal amount of \$133,446.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368

ROBERT FORSTER, DEVIN J. BUCKLAND, 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, MARK BULEZIUK, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON
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: _____



NOS00000006657290

0000006657290

DALLAS

EXHIBIT "A"

LOT 27, BLOCK 14, OF LA PRADA NO. 2 AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS,
ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 75126, PAGE 2060, OF THE MAP RECORDS OF DALLAS
COUNTY, TEXAS.



NOS0000006657290

FILED

NOTICE OF TRUSTEE'S SALE

MAR 22 PM 2:07

Date: March 22, 2017

Trustee: Jessica R. McDonald

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

Address: 11501 E. Northwest Hwy.
Dallas, Texas 75218

Note: Note signed December 13, 2010 in the original amount of
\$72,150.00

Deed of Trust:

Signed: December 13, 2010

Grantor: Gerry Altimore and Tammy Altimore

Mortgagee: Avoue Marchand Investments, Inc.

Recorded: December 21, 2010 in Dallas County, Texas, 201000324542

Property: Being LOT 16, BLOCK 7, of Revised Plat of MEADOWCREEK
VILLAGE, an addition to the City of GARLAND, DALLAS
County, according to the Map thereof recorded in VOLUME
71158, PAGE 2377, of the Map Records of Dallas County, Texas.
More Commonly Known as:
709 Sceptre Circle, Garland, Texas 75043

Date of Sale: May 2, 2017

Time of Sale: 10:00 a.m.

Place of Sale: George Allen Courts Building, 600 Commerce Street Dallas, Texas
in the area designated for monthly sales of real property.

Mortgagee has appointed the undersigned Trustee under the provisions of the above
referenced note and deed of trust, and has instructed the undersigned to offer the Property
for sale toward the satisfaction of the Note and indebtedness secured by such deed of
trust. Notice is given that on the Date of Sale, as Trustee, I will offer the Property for sale
at public auction at the Place of Sale, to the highest bidder for cash, in its then condition,
"AS IS".

The earliest time the sale will occur is the Time of Sale stated herein, and the sale will be
conducted no later than three hours thereafter.



Jessica R. McDonald, Trustee

FILED

NATIONSTAR MORTGAGE LLC (CXE)
SMALLWOOD, CHRISTOPHER S.
4502 ALDERNEY DRIVE, GARLAND, TX 75043

FHA 5110428158-703
Firm File Number: 17-027011

2017 MAR 30 AM 9:53

NOTICE OF TRUSTEE'S SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, on May 9, 2011, CHRISTOPHER S SMALLWOOD, A MARRIED MAN, JOINED HEREIN AS COUNTY PROFORMA BY HIS WIFE, BRANDY BREATHWIT, as Grantor(s), executed a Deed of Trust conveying to TWILA L. GROOMS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAHOMEKEY, INC. DBA FLAGSTONE LENDING GROUP, A CORPORATION, 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 201100124363, 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 2, THE SHORES OF WELLINGTON, NO. 1, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2000134, PAGE 10, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 4502 ALDERNEY DRIVE
GARLAND, TX 75043
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.

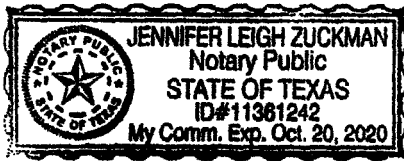
Shelley Ortolani
SUBSTITUTE TRUSTEE
Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 JENNIFER LEIGH ZUCKMAN
Notary Public
STATE OF TEXAS
ID#11361242
My Comm. Exp. Oct. 20, 2020

OFFICE this 29 day of March
Prokman



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.

Notice of [Substitute] Trustee 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.

FILED
MAR 29 PM 1:39
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

1. Date, Time, and Place of Sale.

Date: 05/02/2017

Time: The sale will begin at **01:00 PM** or not later than three hours after that time

Place: The outside area on the North side of the George Allen Courts Building facing Commerce Street or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 3226 Castlerock Ln, Garland, TX 75044-4548

- 2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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. Any conveyance of the property is subject to all matters of record affecting the property
- 3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/19/2007 and recorded 04/23/2007 in Document 20070144227 , Book --- Page ---, real property records of Dallas County Texas, with Lavonia Maxey, an unmarried person grantor(s) and Option One Mortgage Corporation, a California Corporation
- 4. Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.
- 5. Obligation Secured:** Deed of Trust or Contract Lien executed by Lavonia Maxey, an unmarried person securing the payment of the indebtedness in the original principal amount of **\$ 108,000.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2007-6, Asset-Backed Certificates, Series 2007-6** is the current mortgagee of the note and the deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

LOT 4, BLOCK 3, OF NINTH SECTION, CAMELOT ADDITION, AN ADDITION TO THE CITY OF GARLAND, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 76071, PAGE 1609, OF THE MAP RECORDS, OF DALLAS COUNTY, TEXAS.

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

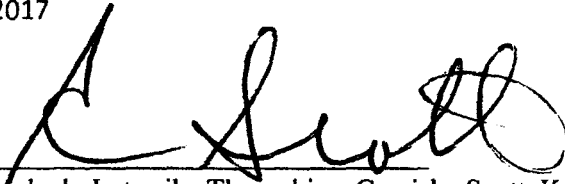
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

9. **Limitation of Damages:** 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.

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

Date: March 20, 2017



Stephanie Sparlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton
, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Lori McCarty, Tim Lewis, Michelle Schwartz, Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Brett Baugh, John Beazley, 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, Chris Demarest, Chance Oliver, Max Murphy or Bret Allen, Kelly Leonard, Angel L. Reyes II – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

0

FILED

2017 APR -7 PM 12: 06

NOTICE OF SUBSTITUTE TRUSTEES FORECLOSURE SALE

Pursuant to the terms of a Deed of Trust date September 21, 2015 by 316 Capital Holdings, LLC, a Texas Limited Liability Company, (Grantor) executed by LaDale Buggs and Justin Scott as Managers of 316 Capital Holdings, LLC and payable to Lender, NSA Partners, Ltd. ("Deed of Trust"):

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

- Dated: September 21, 2015
- Grantor: 316 Capital Holdings, LLC, a Texas Limited Liability Company ("Grantor")
- Original Trustee: Robert A. Miller, Jr.
- Lender: NSA Partners, Ltd., a Texas Limited Partnership
- Recorded in: The Real property records of Dallas County, Texas as Instrument number 201500267618.
- Legal Description: Lot 11, Block 3, of the Camelot, Addition No. 13, an Addition to the City of Garland, Dallas County, Texas according to the map or plat thereof recorded in Volume 79058, Page 2791, of the Map Records of Dallas County, Texas.
- Secures: That Certain Promissory note ("Note") in the original principal amount of \$93,500.00, executed by 316 Capital Holdings, LLC ("Borrower") and payable to the order of Lender.
- Substitute Trustee: Michael R. Rake
- Substitute Trustee's Address: P.O. Box 1556, Lake Dallas, TX, 75065
- Foreclosure Sale:
- Date: Tuesday, May 2, 2017
- 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 10:00 a.m.

Place: North Side of the George Allen Courts Building facing 600 Commerce Street below the overhang, or as designated by the County Commissioners.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that NSA Partners, Ltd., a Texas Limited Partnership'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, NSA Partners, Ltd., a Texas Limited Partnership, 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 NSA Partners, Ltd., a Texas Limited Partnership's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with NSA Partners, Ltd., a Texas Limited Partnership'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 NSA Partners, Ltd., a Texas Limited Partnership 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 NSA Partners, Ltd., a Texas Limited Partnership. 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.

Signed this 6th day of April, 2017.



Michael R. Rake, Attorney at Law
P.O. Box 1556
Lake Dallas, TX 75065
Tel. & Fax: 940-498-2103
E-mail: mrake1@mrakeattorney.com

FILED

2017 APR -7 PM 12:06

NOTICE OF SUBSTITUTE TRUSTEES FORECLOSURE SALE

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

Pursuant to the terms of a Deed of Trust date December 2, 2015 by 316 Capital Holdings, LLC, a Texas Limited Liability Company, (Grantor) executed by LaDale Buggs and Justin Scott as Managers of 316 Capital Holdings, LLC and payable to Lender, NSA Partners, Ltd. ("Deed of Trust"):

Dated: December 2, 2015

Grantor: 316 Capital Holdings, LLC, a Texas Limited Liability Company ("Grantor")

Original Trustee: John E. Gay

Lender: NSA Partners, Ltd., a Texas Limited Partnership

Recorded in: The Real property records of Dallas County, Texas as Instrument number 201500328949.

Legal Description: Lot 7, Block 5, of the High Meadows No.2, Addition, an Addition to the City of Garland, Dallas County, Texas according to the map or plat thereof recorded in Volume 840005, Page 5204, of the Map Records of Dallas County, Texas.

Secures: That Certain Promissory note ("Note") in the original principal amount of \$90,000.00, executed by LaDale Buggs and Justin Scott as Managers of 316 Capital Holdings, LLC ("Borrower") and payable to the order of Lender.

Substitute Trustee: Michael R. Rake

Substitute Trustee's Address: P.O. Box 1556, Lake Dallas, TX, 75065

Foreclosure Sale:

Date: Tuesday, May 2, 2017

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 10:00 a.m.

- Place: North Side of the George Allen Courts Building facing 600 Commerce Street below the overhang, or as designated by the County Commissioners.
- Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that NSA Partners, Ltd., a Texas Limited Partnership'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, NSA Partners, Ltd., a Texas Limited Partnership, 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 NSA Partners, Ltd., a Texas Limited Partnership's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with NSA Partners, Ltd., a Texas Limited Partnership'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 NSA Partners, Ltd., a Texas Limited Partnership 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 NSA Partners, Ltd., a Texas Limited Partnership. 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.

Signed this 6th day of April, 2017.



Michael R. Rake, Attorney at Law
P.O. Box 1556
Lake Dallas, TX 75065
Tel. & Fax: 940-498-2103
E-mail: mrake1@mrakeattorney.com

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/26/1993
Grantor(s): STANLEY N. CARMAN AND JOANNE R. CARMAN, HIS WIFE
Original Mortgagee: ICM MORTGAGE CORPORATION
Original Principal: \$68,900.00
Recording Information: Book 93216 Page 7491
Property County: Dallas
Property: BEING LOT 22, BLOCK 5 OF THE CAMELOT ADDITION NO. 12, AN ADDITION TO THE CITY OF GARLAND, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79008, PAGE 2875, MAP RECORDS, DALLAS COUNTY, TEXAS.
Reported Address: 2509 ROYALTY DRIVE, GARLAND, TX 75044

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Bank of America, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: Bank of America, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of May, 2017
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.

Substitute Trustee(s): Brett Baugh, John Beazley, 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Brett Baugh, John Beazley, 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Brett Baugh, John Beazley, 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
2017 MAR 27 PM 1:30
FILED