

C&S No. 44-08-5950 / Conventional / No  
JPMorgan Chase Bank, National Association

## 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:** December 23, 2003

**Grantor(s):** Karen Watson A Married Woman Joshua Lazu, Pro Forma Only

**Original Trustee:** John L. Matthews or Timothy M. Bartosh

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. as nominee for CTX Mortgage Company, LLC its successors and assigns

**Recording Information:** Vol. 2004 046, Page 03596, or Clerk's File No. 2790465, in the Official Public Records of DALLAS County, Texas.

**Current Mortgagee:** DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2004-6AR MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-6AR

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 7255 Baymeadows Way Jacksonville, FL 32256 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:**

BEING LOT 6, BLOCK 128 OF HIGHLAND PARK WEST THIRD INSTALLMENT, AN ADDITION TO THE CITY OF HIGHLAND PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 347, MAP 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  
(281) 925-3280

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

MAY 10 PM 2:34

FILED

*Shelley Ortolani*

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



4616008

**PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON TUESDAY, MAY 2, 2017**

**NOTICE OF FORECLOSURE SALE**

WHEREAS, on or about August 24, 2007, an Affidavit Certifying Transfer of Tax Lien, or other Transfer of Lien document (regardless of actual title, herein called the "Transfer Affidavit") was recorded by the applicable Tax Assessor-Collector (the "Tax Assessor"), Deputy or Agent, recorded in/under Document No. 20070370970 of the Real Property Records of, Dallas County, TX, transferring the tax lien referred to therein to Tax Rescue, LP (the "Lienholder") for the ad valorem property taxes assessed against the following real property (the "Property"):

**Property means** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Dallas County, Texas, being more particularly described as being East 45 Feet of Lot 18 and the West 25 feet of Lot 19 in Block 154 of Highland Park West, Ninth Installment, an Addition to the City of Highland Park, Dallas County, Texas, according to the Plat records in Volume 5, Page 220 of the Map Records Dallas County, Texas (more particularly described in the Loan Documents).

WHEREAS, on or about August 24, 2007, David N. Donnell ("Owners", whether one or more) executed a tax lien promissory note (the "Note") in the original principal amount of \$23,747.05 payable to the order of the Lienholder, evidencing the obligations of the Owners to re-pay the Lienholder for advancing funds to pay the ad valorem taxes owed on the Property to the Tax Assessor. The Note provides for a schedule of repayment with which the Owners agreed to comply.

WHEREAS, of even date with the said Note, in order to secure the re-payment of the Note, Owners executed, together with the Lienholder, a Contract for Foreclosure of Tax Lien or Deed of Trust- Tax Lien (the "Tax Lien Contract/Deed of Trust"), recorded in/under clerk's file No. 20070370969 and corrected in document recorded in/under clerk's file No. 201000026184, Real Property Records of Dallas County, TX, wherein the Owners, among other provisions, (i) consented to the Lienholder paying the ad valorem taxes on the Property, (ii) granted to the Lienholder a lien against the Property, which, which lien was subrogated to the lien priority and foreclosure rights against the Property granted by law to the Tax Assessor, (iii) granted to the Lienholder a power of sale, which allows the Lienholder to non-judicially foreclose on the Property for non-payment of the Note, and (iv) consented to foreclosure of the said lien by the Lienholder within one (1) year after the recording of the lien as provided in Sec.32.06(i) of the Texas Property Tax Code; and

WHEREAS, Tax Rescue, LP, is representing the Lienholder under a servicing agreement with the Lienholder. The Lienholder is the Mortgagee. The name and address of the mortgage servicer are: Tax Rescue, LP, is P.O. Box 741109, Houston, Texas 77274; and,

WHEREAS, default has occurred in the payment of said debt and the same is now due, and the Lienholder as the legal owner and the holder thereof, has demanded payment thereof and has requested the undersigned to enforce the power of sale set forth in the Tax Lien Contract/Deed of Trust and to sell said property pursuant to the terms of said Tax Lien Contract/Deed of Trust; and,

WHEREAS, the undersigned (the "Trustee") was appointed either in the Tax Lien Contract/Deed of Trust or subsequently as Trustee or Substitute Trustee in accordance with the provisions of said Tax Lien Contract/Deed of Trust to sell the Property, and Whereas the Trustee filed and furnished to Grantor, all persons obligated on the Note,

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APR 11 PM 1:02  
DALLAS COUNTY  
CLERK  
MARRIEN

and all Guarantors, if any, and the mortgage lien holder, if any, copies of this Notice of Foreclosure Sale in accordance with Sec. 32.06 and Sec. 32.065 of the Texas Property Tax Code, Sec. 51.002 of the Texas Property Code and the Tax Lien Contract/Deed of Trust;

THEREFORE, NOTICE is given that the undersigned or such other person appointed as Trustee or Substitute Trustee in accordance with the provisions of said Tax Lien Contract/Deed of Trust will sell the Property on TUESDAY, MAY 2, 2017 that being the first Tuesday in said month, beginning 1:00 PM or within three (3) hours thereafter, at the Dallas County Courthouse at the place designated by the Commissioner's Court of Dallas County, Texas, at Public Sale to the highest bidder for cash.

**THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE/SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.**

**ACTIVE MILITARY SERVICE NOTICE**

**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 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.**

Trustee or Substitute Trustee:



David Garvin or Jack Beckman or Kelly Goddard  
Gene Alyea or Bernice Young David Cerda or Jose  
Martinez or Gabriela Espinoza  
6101 Southwest Frwy., Suite 400, Houston, Texas 77057  
04/11/2017