

**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 June 23, 2005 and recorded in Document VOLUME 2005129, PAGE 1553; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 201200126558 & 201200280124 real property records of DALLAS County, Texas, with DOMINICK J. MATTS AND SHUNKEYTA MATTS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DOMINICK J. MATTS AND SHUNKEYTA MATTS, securing the payment of the indebtednesses in the original principal amount of \$175,210.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD STE 110  
OKLAHOMA CITY, OK 73118-6077

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: \_\_\_\_\_

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2017 APR 10 PM 2:22

FILED



NOS0000006704407

**EXHIBIT "A"**

LOT 15, BLOCK G, OF HEARTHSTONE ADDITION PHASE 1B, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS ACCORINDG TO THE MAP THEREOF RECORDED IN VOLUME 2003230, PAGE 13 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000006704407

### 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  
2017 APR 10 PM 3:45  
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:** 1747 N Hampton Trail, Lancaster, TX 75134

- 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 12/29/2000 and recorded 01/10/2001 in Document 1251403, Book 2001007 Page 01791, real property records of Dallas County, Texas, with **Jimese Burks, an unmarried woman** grantor(s) and Aegis Mortgage Corporation dba New America Financial, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary. Modification Agreement is recorded on 10/28/2011 in Instrument no. 201100283782, Dallas County, Texas.
- 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 **Jimese Burks, an unmarried woman** securing the payment of the indebtedness in the original principal amount of \$ 113,172.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP1** is the current mortgagee of the note and the deed of trust or contract lien.
- 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:

**BEING LOT 58 IN BLOCK 4 OF WELLINGTON PARK-PHASE 2B, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 99211, PAGE 1989 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.**

**Notice of [Substitute] Trustee Sale**

**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**

**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 31, 2017**

Stephanie Spurlock, 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.**

**NOTICE OF TRUSTEE'S SALE  
BY SUBSTITUTE TRUSTEE**

WHEREAS, RANDALL O. HARRIS and ERNESTINE PAXTON (collectively hereinafter referred to as "Debtor") executed and delivered a Deed of Trust dated as of April 27, 2010 (the "Deed of Trust") conveying to Michael V. McCarthy, Trustee, the real estate and other property therein described, to secure First National Bank, in the payment of certain indebtedness evidenced by the promissory note therein described (the "Note"), said Deed of Trust being filed for record in the Official Public Records of Dallas County, Texas on May 13, 2010, under Document No. 201000120770, as may be modified, renewed or extended from time to time.

WHEREAS, Michael V. McCarthy has been removed as Trustee and the undersigned has been appointed Substitute Trustee in accordance with the provisions of said Deed of Trust;

WHEREAS, by reason of the failure of Debtor to timely cure a default under the Deed of Trust, the indebtedness secured by the Deed of Trust has been accelerated and is now due and unpaid, and PlainsCapital Bank, being the current owner and holder of said indebtedness, has requested the undersigned to sell the property covered by said Deed of Trust to satisfy said indebtedness; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 2<sup>nd</sup> day of May, 2017, between the hours of 1:00 p.m. and 4:00 p.m. I, the undersigned, will sell and convey all or part of the real estate being more particularly described on Exhibit A attached hereto and made a part hereof, at the area designated by the Commissioners Court as the location where foreclosure sales are to take place, such designation being the outside area on the north side of the George Allen Courts Building facing Commerce Street, below the overhang, or as designated by the County Commissioners in Dallas, Texas, at public auction to the highest bidder for cash. The George Allen Courts Building is located at 600 Commerce Street, Dallas, Texas 75202.

Notice is hereby further given that the sale hereinabove mentioned shall include both the real estate hereinabove referenced and all improvements, fixtures and personal property located or related thereto, all as more particularly described in said Deed of Trust to which reference is hereby made for all purposes.

The real estate and other property sold hereunder shall be sold "as is" and subject to all matters of record that are not extinguished through the foreclosure of the lien established under the above described Deed of Trust.



JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 APR 11 PM 12:02

FILED

WITNESS MY HAND this 11 day of April, 2017.

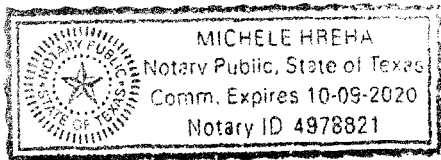
Shelley Ortolani

Shelley Ortolani, Mary Mancuso, Tim Lewis,  
Russell Stockman, Denise Boerner, Robert  
Ortolani, Michele Hreha, David Stockman,  
Brenda Wiggs, Guy Wiggs, Donna Stockman  
or Lori McCarty, Substitute Trustee  
c/o ServiceLink Agency Sales and Posting  
1320 Greenway Drive, Suite 300,  
Irving, Texas 75038  
Phone: 972-756-5166

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned authority, on this day personally appeared Shelley Ortolani, known to me to be the person whose name is subscribed to the foregoing instrument as Substitute Trustee, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of April, 2017.



Michele Hreha  
Notary Public, State of Texas

Michele Hreha  
Typed or Printed Name of Notary

My Commission Expires:

10-9-2020

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lot 5, Block J, Boardwalk, Phase 2 Subdivision, an Addition to the City of Lancaster, Dallas County, Texas, according to the final plat thereof recorded in County Clerk's File No. 200600331231, Map Records, Dallas County, Texas, which currently has the address of 1422 Kentucky Avenue, Lancaster, Texas 75134.

**NOTICE OF TRUSTEE'S SALE  
BY SUBSTITUTE TRUSTEE**

WHEREAS, DANNY ELLIOTT and ERIKA ELLIOTT (hereinafter collectively, referred to as "Debtor") executed and delivered a Deed of Trust dated as of June 22, 2010 (the "Deed of Trust") conveying to Michael V. McCarthy, Trustee, the real estate and other property therein described, to secure First National Bank, in the payment of certain indebtedness evidenced by the promissory note therein described (the "Note"), said Deed of Trust being filed for record in the Official Public Records of Denton County, Texas on June 30, 2010, under Instrument Number 2010-63360, as corrected by Deed of Trust – Affidavit of Correction being filed for record in the Official Public Records of Dallas County, Texas on December 19, 2012, under Document Number 201200375286, as may be modified, renewed or extended from time to time.

WHEREAS, Michael V. McCarthy has been removed as Trustee and the undersigned has been appointed Substitute Trustee in accordance with the provisions of said Deed of Trust;

WHEREAS, by reason of the failure of Debtor to timely cure a default under the Deed of Trust, the indebtedness secured by the Deed of Trust has been accelerated and is now due and unpaid, and PlainsCapital Bank, being the current owner and holder of said indebtedness, has requested the undersigned to sell the property covered by said Deed of Trust to satisfy said indebtedness; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 2<sup>nd</sup> day of May, 2017, between the hours of 10:00 a.m. and 1:00 p.m. I, the undersigned, will sell and convey all or part of the real estate being more particularly described on Exhibit A attached hereto and made a part hereof, at the area designated by the Commissioners Court as the location where foreclosure sales are to take place, such designation being the outside area on the north side of the George Allen Courts Building facing Commerce Street, or as designated by the County Commissioners in Dallas, Texas, at public auction to the highest bidder for cash. The George Allen Courts Building is located at 600 Commerce Street, Dallas, Texas 75202.

Notice is hereby further given that the sale hereinabove mentioned shall include both the real estate hereinabove referenced and all improvements, fixtures and personal property located or related thereto, all as more particularly described in said Deed of Trust to which reference is hereby made for all purposes.

The real estate and other property sold hereunder shall be sold "as is" and subject to all matters of record that are not extinguished through the foreclosure of the lien established under the above described Deed of Trust.

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2017 APR 11 PM 12:01

FILED



WITNESS MY HAND this 11 day of April, 2017.

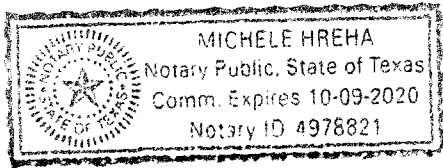
Shelley Ortolani

Shelley Ortolani, Michele Hreha,  
Robert Ortolani or Mary Mancuso,  
Substitute Trustee  
c/o Tejas Trustee Services  
14800 Landmark Blvd., Suite 850  
Addison, Texas 75254  
Phone: 469.208.0401

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned authority, on this day personally appeared Shelley Ortolani, known to me to be the person whose name is subscribed to the foregoing instrument as Substitute Trustee, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of April, 2017.



Michele Hreha  
Notary Public, State of Texas

Michele Hreha  
Typed or Printed Name of Notary

My Commission Expires:

10-9-2020

**EXHIBIT A**

**LEGAL DESCRIPTION**

Lot 9, Block J, of BOARDWALK, PHASE 2, an addition to the City of Lancaster, Dallas County, Texas, according to the map or plat thereof recorded in Clerk's File No. 200600331231 of the Map Records of Dallas County, Texas.