

A-M/Hurtado 19299

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 9, 2018

2018 APR -9 PM 12: 38

NOTE:

DATE: May 19, 2016  
AMOUNT: \$90,000.00  
MAKER: Beatriz Adriana Alvarez Hurtado  
PAYEE: Vicente Bustamante

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

DEED OF TRUST:

DATE: May 19, 2016  
GRANTOR: Beatriz Adriana Alvarez Hurtado  
BENEFICIARY: Vicente Bustamante  
COUNTY WHERE PROPERTY IS LOCATED: Dallas  
TRUSTEE: James D. Nickell  
RECORDING INFORMATION: Document No. 201600137277, Official Public Records of Real Property of  
Dallas County, Texas

PROPERTY: Being Lot 21 , in Block 3, of Mesquite Park Subdivision No. 1, an Addition to the City of Mesquite, Dallas County, Texas, according to the Map thereof recorded in Volume 20, Page 71, of the Map Records, Dallas County, Texas.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: Beatriz Adriana Alvarez Hurtado

SUBSTITUTE TRUSTEE: David Garvin or Jack Beckman or Kelly Goddard or Michelle Schwartz

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

May 1, 2018, being the first Tuesday of the month, to commence at 11:00 a.m. , or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The North side of the Dallas County Courthouse, facing Commerce Street below the overhang, Dallas, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011**

**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.**



David Garvin or Jack Beckman or Kelly Goddard  
or Michelle Schwartz, Substitute Trustee

92328.137.00

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** APRIL 6, 2018

**NOTE:** Note, as renewed, modified, or extended, described as follows:

Date: October 14, 2004  
Maker: Michael D. Gibson & Deandra Gibson  
Payee: Universal Mortgage Corporation  
Original Principal Amount: \$98,223.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: October 14, 2004  
Grantor: Michael D. Gibson & Deandra Gibson  
Trustee: Thomas E. Black, Jr.  
Beneficiary: Universal Mortgage Corporation  
Recorded: Volume 203, Page 3733 Real Property Records, Dallas County, Texas

FILED  
2018 APR -9 PM 12:38  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**LENDER:** Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the Residential Credit Opportunities Trust III

**BORROWER:** Michael D. Gibson & Deandra Gibson

**PROPERTY:** The real property described as follows:

Commonly known as: 324 LONG SHADOW LANE, MESQUITE, TEXAS 75149

Legally described as: LOT 13, BLOCK 2, OF SPRING CREEK ADDITION, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 73131, PAGE 1841, MAP RECORDS, DALLAS COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED***

92328.137.00

***OF TRUST.***

**SUBSTITUTE TRUSTEE:** DAVID GARVIN, JACK BECKMAN, KELLY GODDARD,  
MICHELLE SCHWARTZ

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700  
Dallas, Texas 75231

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

MAY 1, 2018, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In DALLAS County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

**RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

**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**

92328.137.00

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.

EXECUTED effective as of APRIL 6, 2018.

SUBSTITUTE TRUSTEE

Sign: 

Print: DAVID GARVIN

[FILING REQUESTED BY  
AND WHEN FILED MAIL TO:]

FILED

2018 APR -9 PM 12: 38

Entra Default Solutions, LLC  
1355 Willow Way, Suite 115  
Concord, California 94520  
For Sale Information: (925)272-4993  
For Reinstatement / Pay Off Requests: (925)272-4993

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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T.S. Number: 2018-04321  
Loan Number: 0888001997

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

**WHEREAS**, on 4/6/2017, CRESTOR GLOBAL INVESTMENTS, LLC A TEXAS LIMITED LIABILITY COMPANY, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of FIRST AMERICAN TITLE GUARANTY COMPANY, as Trustee, CIVIC FINANCIAL SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$361,500.00, payable to the order of CIVIC FINANCIAL SERVICES, LLC, which Deed of Trust is Recorded on 4/12/2017 as Instrument No: 201700102042, in Official Public Records of Dallas County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**Tract 1:**

**Being Lot 64, in Block 4, of SKYLINE ADDITION NO. 1 an Addition of the City of Mesquite, Dallas County, Texas, according to the Map thereof recorded in Volume 47, Page 165, of the Map Records of Dallas County, Texas.**

**Tract 2: Being Lo't 33, in Block A, of HIGHLAND HILLS ADDITION, an Addition to the City of Mesquite, Dallas County, Texas, according to the Map thereof recorded in Volume 39, Page 73, of the Map Records of Dallas County, Texas.**

**Tract 3:**

**Being Lot 8, in Block D, of TOWN EAST ESTATES NO. 2, an Addition to the City of Mesquite, Dallas County, Texas according to the Map thereof recorded in Volume 46, Page 27, of the Map Records of Dallas County, Texas.**

**Tract 4:**

**Being Lot 9, in Block 4, of SKYLINE ADDITON NO. 1, an Addition to the City of Mesquite, Dallas County, Texas, according to the Map thereof recorded in Volume 47, Page 165, of Map Records of Dallas County, Texas**

Commonly known as:

**Tract 1 – 323 SAFFRON CIRCLE, MESQUITE, TX 75149**

**Tract 2 - 1205 CHAPMAN DRIVE, MESQUITE, TX 75149**

**Tract 4 - 332 CLARY DRIVE, MESQUITE, TX 75149 AND**

**Tract 3 - 3531 BONITA VISTA CIRCLE, MESQUITE, TX 75149**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **DAVID GARVIN, JACK BECKMAN, KELLY GODDARD AND/OR MICHELLE SWARTZ** or either of them, as Substitute Trustee (each being referred to as the “Substitute Trustee”), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **CIVIC HOLDING V-N TRUST**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 5/1/2018 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Dallas County, Texas**, the Substitute Trustee will sell the property “At Public Auction to the highest bidder for cash, in **Dallas, Dallas County, Texas**, in the area designated by the Commissioners court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee’s Sale is posted).

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

**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.**

WITNESS, my hand this 4/2/2018



Substituted Trustee

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.***

Address for Trustee or Substitute Trustee  
c/o Entra Default Solutions, LLC  
1355 Willow Way Suite 115  
Concord, CA 94520  
925 272-4993

**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 01, 2018

**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 September 28, 2010 and recorded in Document CLERK'S FILE NO. 201000258322 real property records of DALLAS County, Texas, with ANTHONY M. CLAESSENS AND FRANCOISE CLAESSENS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ANTHONY M. CLAESSENS AND FRANCOISE CLAESSENS, securing the payment of the indebtednesses in the original principal amount of \$216,246.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLANET HOME LENDING, LLC 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. PLANET HOME LENDING, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PLANET HOME LENDING, LLC  
321 RESEARCH PARKWAY SUITE 303  
MERIDEN, CT 06450

\_\_\_\_\_  
MICHAEL HARRISON, ROBERT FORSTER, 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: \_\_\_\_\_

FILED  
2018 APR -9 PM 12:17  
JOHN H. WARREN  
COUNTY CLERK  
DALLAS COUNTY



NOS00000007470552



0000007470552

DALLAS

**EXHIBIT "A"**

BEING LOT 22, BLOCK C OF PHASE B CREEK CROSSING ESTATES NO. 16, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99167, PAGE 915, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS0000007470552

**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 01, 2018

**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 January 27, 2003 and recorded in Document VOLUME 2003026, PAGE 10663 real property records of DALLAS County, Texas, with RICHARD STOKLEY AND ANN STOKLEY AKA ANN STOCKLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RICHARD STOKLEY AND ANN STOKLEY AKA ANN STOCKLEY, 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. THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2003-1 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

\_\_\_\_\_  
MICHAEL HARRISON, ROBERT FORSTER, 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  
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: \_\_\_\_\_

FILED  
2018 APR -9 PM 12:17  
JOHN T. WARREN  
COUNTY CLERK  
DALLAS COUNTY



NOS20110031406424

**EXHIBIT "A"**

BEING LOT 24, IN BLOCK 4 OF SKYLINE ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 47, PAGE 165 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS20110031406424

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
2/22/2007

**Grantor(s)/Mortgagor(s):**  
KIMBERLY SMITH AND WADE SMITH,  
WIFE AND HUSBAND

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR PREFERRED HOME  
MORTGAGE COMPANY, ITS SUCCESSORS  
AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 20070080336

**Property County:**  
DALLAS

**Mortgage Servicer:**  
Bank of America, N.A. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
7105 Corporate Drive,  
Plano, TX 75024

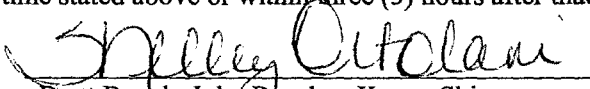
**Legal Description:** LOT 11, BLOCK R, OF FALCON'S LAIR, AN ADDITION TO THE CITY OF  
MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME  
2003206, PAGE 233, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**Date of Sale:** 5/1/2018 **Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 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(f):**  
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.

  
Brett Baugh, John Beazley, Kenny Shirey,  
Rick Montgomery, Craig Muirhead, Aaron  
Parker, Clay Golden, Robert Aguilar, Brent  
Graves, Wendy Lambert, Troy Robinett, Terry  
Waters, Matt Hansen, Frederick Britton,  
Shawn Schiller, Logan Thomas, Shelley  
Ortolani, Michele Hreha, Robert Ortolani or  
Mary Mancuso or Francesca Ortolani  
or Cole D. Patton  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2016 APR -9 PM 12:28

FILED

**MH File Number:** TX-18-66339-POS  
**Loan Type:** Conventional Residential

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
2/9/2004

**Grantor(s)/Mortgagor(s):**  
ZANETTA DAVIS AND ERIC DAVIS

**Original Beneficiary/Mortgagee:**  
CTX MORTGAGE COMPANY, LLC

**Current Beneficiary/Mortgagee:**  
The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-C

**Recorded in:**  
**Volume:** 2004028  
**Page:** 09564  
**Instrument No:** 2759992

**Property County:**  
DALLAS

**Mortgage Servicer:**  
Nationstar Mortgage LLC d/b/a Mr. Cooper is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
8950 Cypress Waters Blvd.,  
Coppell, TX 75019

**Legal Description:** LOT 14, BLOCK P, THE HILLS AT TEALWOOD PHASE I, IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2003168, PAGE 94, PLAT RECORDS OF DALLAS COUNTY, TEXAS.

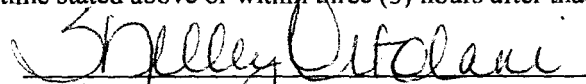
**Date of Sale:** 5/1/2018

**Earliest Time Sale Will Begin:** 1:00PM

**Place of Sale of Property:** The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. 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):*  
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, Mary Mancuso, Robert Ortolani, Michele Freha, Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Robert Ortolani or Mary Mancuso or Francesca Ortolani or Cole D. Patton or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-18-66356-POS  
**Loan Type:** Conventional Residential

FILED  
2018 APR -9 PM12:28  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

REGIONS MORTGAGE (MGN)  
OSBORNE, ADAM  
1313 GREENWAY DRIVE, MESQUITE, TX 75149

CONVENTIONAL  
Firm File Number: 18-029758

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 18, 2015, ADAM OSBORNE AND CARLA S OSBORNE, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to RYAN COLBURN, as Trustee, the Real Estate hereinafter described, to REGIONS BANK D/B/A REGIONS MORTGAGE 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 201500310263, 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

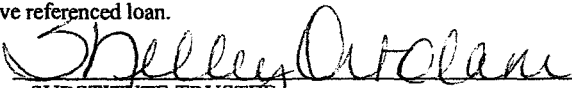
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 1, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant to 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:

BEING LOT 8, BLOCK 11 OF REPLAT OF BLOCK 11 OF THE REVISED SECOND SECTION OF CASA TERRACE ADDITION, AN ADDITION TO THE CITY OF MESQUITE, DALLAS, COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 67066, PAGE 44, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 1313 GREENWAY DRIVE  
MESQUITE, TX 75149  
Mortgage Servicer: REGIONS MORTGAGE  
Noteholder: REGIONS BANK D/B/A REGIONS MORTGAGE  
215 FORREST STREET  
HATTIESBURG, MISSISSIPPI 39401

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.

  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Michela Hreha, Robert Ortolani Mary Mancuso or Francesca Ortolani  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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.**

DALLAS COUNTY CLERK  
JOHN F. WARREN  
2018 APR -9 PM 12:28  
FILED

C&S No. 44-16-0140 / VA / No  
Freedom Mortgage Corporation

FILED  
2018 APR -9 PM 12:28

**NOTICE OF TRUSTEE'S SALE**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: June 16, 2012

**Grantor(s):** Keith W. Richardson

**Original Trustee:** Network National Title, Inc.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Amerigroup Mortgage Corporation a Division of Mortgage Investors Corporation, its successors and assigns

**Recording Information:** Clerk's File No. 201200182677, in the Official Public Records of DALLAS County, Texas.

**Current Mortgagee:** Freedom Mortgage Corporation

**Mortgage Servicer:** Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 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.

**Legal Description:**

LOT 23, BLOCK "E", THE VILLAGES OF FALCONS LAIR PHASE I, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2004037, PAGE 3115 AND AS AMENDED BY AMENDING PLAT RECORDED IN DOCUMENT NO. 201000235435, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

**Date of Sale:** 05/01/2018 **Earliest Time Sale Will Begin:** 1:00 PM

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

**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.**

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha 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, Francesca Ortolani as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee**

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's attorney.



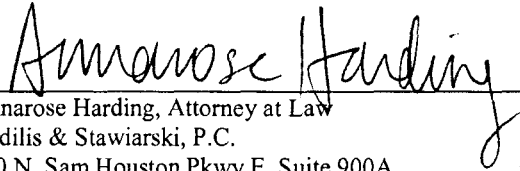
4653628

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.

Executed on this the 6th day of April, 2018.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

  
Annarose Harding, Attorney at Law  
Codilis & Stawiariski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

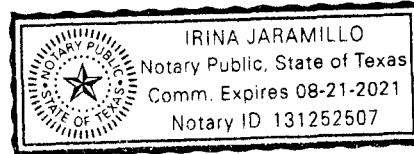
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose Harding as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 6th day of April, 2018.

  
Notary Public  
Signature



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&S No. 44-16-0140 / VA / No  
Freedom Mortgage Corporation



## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**

1/20/2006

**Grantor(s)/Mortgagor(s):**

JAY WHITE AND WIFE, DANA L. WHITE

**Original Beneficiary/Mortgagee:**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR IRWIN MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**

Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

**Recorded in:**

Volume: N/A

Page: N/A

Instrument No: 200600039108

**Property County:**

DALLAS

**Mortgage Servicer:**

Seterus, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**

14523 SW Millikan Way, Suite 200,  
Beaverton, OR 97005

**Legal Description:** LOT 3, BLOCK 7, CREEK CROSSING ESTATES, 1, PHASE TWO, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 86166, PAGE 4184, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS.

**Date of Sale:** 5/1/2018

**Earliest Time Sale Will Begin:**


10:00 AM

**Place of Sale of Property:** George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 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):**

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.

  
Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani or Cole D. Patton or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1000  
PLANO, TX 75075

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 APR -5 PM 4: 07

FILED

**MH File Number:** TX-18-66156-POS  
**Loan Type:** Conventional Residential

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                    §  
   §  
COUNTY OF DALLAS               §

WHEREAS, on or about October 26, 2016, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Marlin O. Cardenas, the present owner of said real property, to The Hills at Tealwood Homeowners' Association (the "Association"); and

WHEREAS, the said Marlin O. Cardenas has continued to default in the payment of his indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

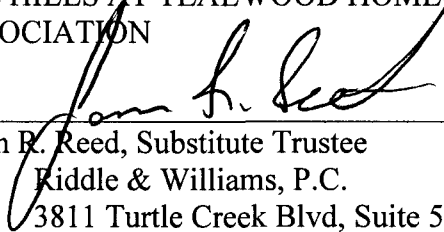
NOW, THEREFORE, notice is hereby given that on Tuesday, May 1, 2018, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 16, Block C, of the Hills at Tealwood Phase I, an addition to the City of Mesquite, Dallas County, Texas, according to Plat thereof recorded in Volume 3003168, Page 94 of the Map Records, Dallas County, Texas. (2860 Sonora Lane)

WITNESS my hand this 6 day of April, 2018

THE HILLS AT TEALWOOD HOMEOWNERS'  
ASSOCIATION

By:   
Jason B. Reed, Substitute Trustee  
Kiddle & Williams, P.C.  
3811 Turtle Creek Blvd, Suite 500  
Dallas, Texas 75219

The within notice was posted by me on the \_\_\_ day of \_\_\_\_\_, 2018, at the Dallas County Courthouse in Dallas, Texas.

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 APR 10 PM 3:28

FILED

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/1/2002

**Grantor(s)/Mortgagor(s):**  
CAROL A. KOMISARZ

**Original Beneficiary/Mortgagee:**  
AMERIQUEST MORTGAGE COMPANY

**Current Beneficiary/Mortgagee:**  
U.S. Bank Trust, N.A., as Trustee for LSF9  
Master Participation Trust

**Recorded in:**  
**Volume:** 2002057  
**Page:** 04562  
**Instrument No:** 1761519

**Property County:**  
DALLAS

**Mortgage Servicer:**  
Caliber Home Loans, Inc. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
13801 Wireless Way,  
Oklahoma City, OK 73134

**Legal Description:** BEING LOT 3, BLOCK B-1 OF EASTRIDGE PARK NO. 7, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 69085, PAGE 2256, MAP RECORDS, DALLAS COUNTY, TEXAS.

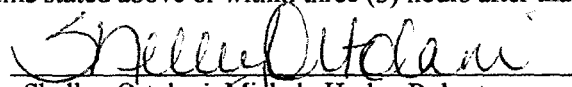
**Date of Sale:** 5/1/2018

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 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):*  
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, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani  
or Cole D. Patton  
or Deanna Segovia, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 APR 10 PM 3:30

**MH File Number:** TX-14-23275-FC  
**Loan Type:** Conventional Residential

FILED