

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/17/2008

Grantor(s)/Mortgagor(s):
MARSHALL FLOWERS, JOINED HEREIN PRO
FORMA BY HIS WIFE, ALISA J. FLOWERS

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

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 20080309329

Property County:
DALLAS

Mortgage Servicer:
Carrington Mortgage Services, LLC is representing
the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1600 South Douglass Road, Anaheim , CA 92806

Legal Description: LOT 7, BLOCK 11, OF EL ROSA ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 39, PAGE 83, 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, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2017 APR -6 PM 3:00

MH File Number: TX-15-26093-FC
Loan Type: FHA

FILED

FILED

Notice of Trustee's Sale

Date: APRIL 6, 2017

2017 APR -6 PM 4: 28

Trustee: MICHAEL J. BRADSHAW

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Trustee's Address:

5009 SOUTHERN HILLS DRIVE
FRISCO, TEXAS 75034
DENTON COUNTY
214-212-7095

Mortgagee: UNION MERCANTILE CORPORATION

Mortgagee's Address:

UNION MERCANTILE CORPORATION
5009 SOUTHERN HILLS DRIVE
FRISCO, TEXAS 75034
DENTON County

Note: Note dated JULY 8, 2010 in the amount of \$88,900.00.

Deed of Trust

Date: JULY 8, 2010

Grantor: DENISE MARIE TORRES

Mortgagee: ORCHARD HILLS PROPERTIES, INC., subsequently assigned to UNION MERCANTILE CORPORATION

Recording information: Recorded in/under document number 201000175046 of the Real Property Records of DALLAS County, Texas, on JULY 12, 2010.

Property: Legal Description:

LOT 8, BLOCK 4 OF SKYLINE ADDITION NUMBER 1, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47, PAGE 165, MAP RECORDS, DALLAS COUNTY, TEXAS.

County: DALLAS

Date of Sale (first Tuesday of month): MAY 2, 2017

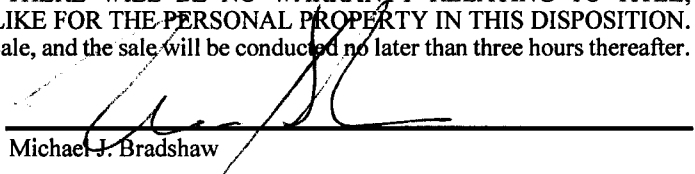
Time of Sale: 1:00pm to 4:00pm

Place of Sale: GEORGE ALLEN COURTS BUILDING, 600 COMMERCE STREET, DALLAS, TEXAS 75202

(the sale is conducted on the north side of the building, under the overhang)

Mortgagee has appointed Michael J. Bradshaw as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale. Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Michael J. Bradshaw

NOTICE OF TRUSTEE'S SALE

180 - NOTICE OF SALE BY TRUSTEE

TEXAS STANDARD FORM

WHEREAS, On the 1st day of December, 2010
 Maria Urvina executed a Deed of Trust conveying to
 Pat Doak a Trustee, the Real Estate hereinafter
 described, to secure City Quality Homes, LTD
 Inst '201100017421 in the payment of a debt therein described,
 said Deed of Trust being recorded in Vol. ~~101~~ Page in the Deed of Trust records
 of Dallas County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 2nd day of May, 2017, 19, beginning no earlier than 1000 AM M. and taking place not later than three (3) hours after that time, I will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in Dallas County, Texas, to the highest bidder for cash. The designated area for said county is located George Allen Courts Bldg., Dallas, Dallas County, Texas. State of Texas:

Said Real Estate is described as follows: In the County of Dallas State of Texas:

Being Lot 13 Block 5 Casa View Heights, 15th Installment to Mesquite, Dallas County, Texas, according to the Map recorded in Volume 29, Pg. 213, Map Records of Dallas County, Texas. Also known as 4311 Motley, Mesquite, X. 75150

FILED
 2017 APR -6 AM 10:44
 JOHN F. WARRREN
 COUNTY CLERK
 DALLAS COUNTY

WITNESS MY HAND this 6th day of April 2017

Pat Doak
 Pat Doak Trustee.

NATIONSTAR MORTGAGE LLC (CXE)
JOHNSON, ESTATE OF BOBBY
2221 SPRING MILLS ROAD, MESQUITE, TX 75181

CONVENTIONAL
Firm File Number: 15-021056

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 10, 2003, BOBBY E. JOHNSON AND DEBORAH L. JOHNSON, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY 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 2607018 Volume 2003210, Page 00725, 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:

BEING LOT 11, BLOCK T OF VALLEYCREEK ESTATES, PHASE I, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF IN VOLUME 87111, PAGE 2351, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 2221 SPRING MILLS ROAD
MESQUITE, TX 75181
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR NRZ PASS-THROUGH TRUST VIII
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.



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

FILED
2017 MAR 30 AM 9:52
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 military service to the sender of this notice immediately.

CITIMORTGAGE, INC. (CMI)
CURIEL, UBALDO
401 WEST GRUBB DRIVE, MESQUITE, TX 75149

CONVENTIONAL
Firm File Number: 16-026571

FILED
2017 MAR 30 AM 9:53

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 14, 1998, UBALDO CURIEL, as Grantor(s), executed a Deed of Trust conveying to STEPHEN A. TERRY, as Trustee, the Real Estate hereinafter described, to AAA CASH FOR HOUSES, INC. 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 303823 Volume 98184, Page 06962, 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

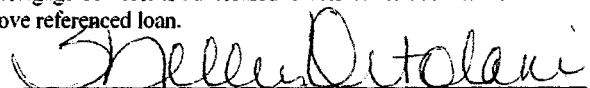
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 2, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant to 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:

BEING LOT 12 IN BLOCK 1 OF EL ROSA ADDITION, AN ADDITION TO THE CITY MESQUITE, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 39, PAGE 83, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 401 WEST GRUBB DRIVE
MESQUITE, TX 75149
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MISSOURI 63368-2240

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
Brett Baugh, John Beazley, Kenny Shirey, Rick
Montgomery, Craig Multhead, 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

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'S SALE

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 military duty, including active military 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.

WHEREAS, on 5/27/2005, CHARLES A BARNES, A MARRIED MAN & PATRICIA BARNES, SIGNING PRO FORMA TO PERFECT LIEN ONLY , executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, ESQ. as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BNC MORTGAGE, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS , in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 3385911, Volume 205112, Page 13894, in the DEED OF TRUST OR REAL PROPERTY records of DALLAS COUNTY, Texas; and

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 had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/2/2017 beginning not earlier than 1:00PM, or not later than three hours thereafter, I will sell said Real Estate in DALLAS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, of said 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 at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

BEING LOT 33, IN BLOCK T, OF VALLEYCREEK ESTATES PHASE II NOW KNOWN AS VALLEYCREEK ESTATES PHASE IIA, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE CORRECTED MAP OR PLAT THEREOF RECORDED IN VOLUME 99107, PAGE 32, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 2010 ELM FALLS PLACE, MESQUITE, TX 75181
Mortgage Servicer: Caliber Home Loans, Inc.
Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134
Reinstatement Line: (800) 401-6587
Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF6 Bermuda MRA Trust

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.

WITNESS MY HAND this day, 3-30-2017

When recorded please return to:
Caliber Home Loans, Inc. – Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Shelley Ortolani

Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz,
Substitute Trustee

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2017 MAR 30 AM 9:54
FILED



4614862

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

FILED

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.

2017 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 August 31, 1999 and recorded in Document VOLUME 99178, PAGE 03105, AS AFFECTED BY CLERK'S FILE NO. 201600270372 real property records of DALLAS County, Texas, with KEVIN DWAIN JENKINS AND MELISSA KAY JENKINS, grantor(s) and MUIRFIELD MORTGAGE LIMITED PARTNERSHIP, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KEVIN DWAIN JENKINS AND MELISSA KAY JENKINS, securing the payment of the indebtednesses in the original principal amount of \$50,650.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PNC BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

ROBERT FORSTER, DEVIN J. BUCKLAND, JEFF FLEMING OR LAUREN CHRISTOFFEL

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

Declarants Name: _____

Date: _____



NOS00000006664411

0000006664411

DALLAS

EXHIBIT "A"

BEING LOT 3 IN BLOCK 2 OF CASA VIEW HEIGHTS, FIFTEENTH INSTALLMENT, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 233 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000006664411

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.

1. Date, Time, and Place of Sale.

Date: 05/02/2017

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 - North side of George Allen Courts Bldg, facing Commerce Street OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 313 Ripplewood Drive, Mesquite, TX 75150

- 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 10/23/2008 and recorded 11/03/2008 in Document 20080349613, Book xxx Page xxx, real property records of Dallas County Texas, with Johnny Garza and Nancy Garza, husband and wife, grantor(s) and Overland Mortgage Corporation, as Lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.
- 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 Johnny Garza and Nancy Garza, husband and wife, securing the payment of the indebtedness in the original principal amount of \$132,282.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and the deed of trust or contract lien.

JOIN F. WARREN
 COUNTY CLERK
 DALLAS COUNTY
 MAR 22 PM 2:28
 FILED

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 26, Block 2, TIMBERLAND, An Addition to the City of Mesquite, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 81028, Page 2195 Map Records, 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:

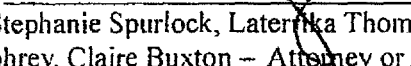
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

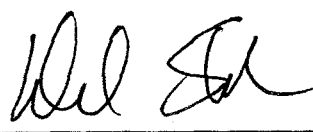
Notice of [Substitute] Trustee Sale

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 13, 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.

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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 April 6, 2016 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: April 6, 2016

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 201600107491.

Legal Description: Lot 37A in Block 4 of Mesquite Highlands Addition to the City of Mesquite, Dallas County, Texas, according to the Revised Map or Plat thereof recorded in Volume 42, Page 33, Maps Records, Dallas County, Texas.

Secures: That Certain Promissory note ("Note") in the original principal amount of \$87,000.00, 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

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2017 APR -7 AM 11:08

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR, IF MARRIED, YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Date: April 3, 2017

Deed of Trust

Dated: December 30, 2004
Borrowers: Marlon Lindsey
Keesha Lindsey
Trustee: Argent Mortgage Company, LLC
Lender: Argent Mortgage Company, LLC
Recorded in: Dallas County Clerk's Real Property Records on January 5, 2005, as Instrument no. 200503195741
Property: Lot 19, Block G of Falcons Lair-Phase 4B, an addition to the City of Mesquite, Dallas County, Texas, according to the Plat thereof recorded in Volume 2003250, Page 332, Map Records, Dallas County, Texas, with the address of 3628 Wood Pigeon Drive, Mesquite, Texas 75181
Secures: December 30, 2004 Note (the "Note") in the original principal amount of \$32,997.00, executed by Marlon Lindsey and Keesha Lindsey and payable to the order of Argent Mortgage Company, LLC
Assignment: The Purchase Money Deed of Trust securing the Note was transferred and assigned to RTR Capital, L.P.
Substitute
Trustee: Anthony A. Petrocchi
5127 Spyglass Drive
Dallas, Texas 75287
(214) 7979-2049
Note Owner: RTR Capital, L.P.
Note Servicer: Real Time Resolutions, Inc.
1349 Empire Central Dr., Suite 150
Dallas, Texas 75247-4029

Foreclosure Sale:

Date: **Tuesday, May 2, 2017**
Time: **10:00 a.m.**, local time or no later than three hours after that time.
Place: **THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING, 600 COMMERCE ST., DALLAS, TX 75202, FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS** or as designated by the county commissioners.
Sale Terms: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Real Time Resolutions, Inc.'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, Real Time Resolutions, Inc., the holder of the Note and Deed of Trust, has requested that the Substitute Trustee sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Real Time Resolutions, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Real Time Resolutions, Inc.'s rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code. Real Time Resolutions, Inc.'s address is as set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, the Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits Real Time Resolutions, Inc. to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The re-posting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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. 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. 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the 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 the Substitute Trustee.

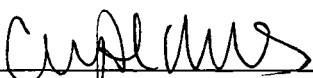
Notice is given that before the Foreclosure Sale, Real Time Resolutions, Inc. may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.



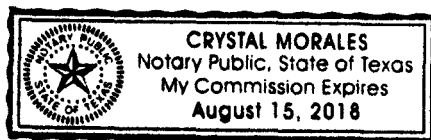
Anthony A. Petrocchi
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This document was acknowledged before me on the 3 day of April, 2017, by Anthony A. Petrocchi.



Notary Public in and for the
State of Texas



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/15/2004
Grantor(s): FRANK BLACK, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR RELIANCE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$96,000.00
Recording Information: Book 2004142 Page 00481 Instrument 2985545
Property County: Dallas
Property: LOT 10, BLOCK 30 OF SKYLINE ADDITION NO. THREE, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN VOLUME 67122, PAGE 7, MAP RECORDS, DALLAS COUNTY, TEXAS.
Reported Address: 1315 SPRINGBROOK STREET, MESQUITE, TX 75149

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Adjustable Rate Mortgage Trust 2004-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2004-3, U.S. Bank National Association, as Trustee
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: Adjustable Rate Mortgage Trust 2004-3, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2004-3, U.S. Bank National Association, as Trustee
Mortgage Servicer Address: 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

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): Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, 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 Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, 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. Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, 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.

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2017 MAR 27 PM 1:29
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/23/2008
Grantor(s): ERIC C. SCOTT, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICAHOMEKEY, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$137,315.00
Recording Information: Instrument 20080140048
Property County: Dallas
Property: LOT 7, BLOCK D, OF MEADOW CREEK ADDITION, IV, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 86179, PAGE 1444, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS.
Reported Address: 1608 PAINTBRUSH STREET, MESQUITE, TX 75149

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, 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): Shelley Ortolani or Mary Mancuso or Robert Ortolani or Michele Hreha or Russell Stockman or David Stockman or Brenda Wiggs or Denise Boerner or Guy Wiggs or Donna Stockman or Lori McCarty or Tim Lewis, 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 Shelley Ortolani or Mary Mancuso or Robert Ortolani or Michele Hreha or Russell Stockman or David Stockman or Brenda Wiggs or Denise Boerner or Guy Wiggs or Donna Stockman or Lori McCarty or Tim Lewis, 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. Shelley Ortolani or Mary Mancuso or Robert Ortolani or Michele Hreha or Russell Stockman or David Stockman or Brenda Wiggs or Denise Boerner or Guy Wiggs or Donna Stockman or Lori McCarty or Tim Lewis, 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
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