

Our File Number: 18-00385

Name: CHRISTINE ROBNETT AND TOMMY M ROBNETT, WIFE AND HUSBAND

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 15, 2007, CHRISTINE ROBNETT AND TOMMY M ROBNETT, WIFE AND HUSBAND, executed a Deed of Trust/Security Instrument conveying to ROBERT FRAPPIER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR COLDWELL BANKER MORTGAGE, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 20070300694, 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 has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; 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 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in DALLAS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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 in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT 11, BLOCK 7, OF WESTWOOD ESTATES NO. 6, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85068, PAGE 1757, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 2917 LIVE OAK STREET  
ROWLETT, TX 75088

Mortgage Servicer: SELENE FINANCE LP

Noteholder: DLJ MORTGAGE CAPITAL INC  
9990 RICHMOND AVE, SUITE 400 SOUTH  
HOUSTON, TX 77042

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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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 9 day of April, 2018.

*Michelle Schwartz by Donna Stockman*

Guy Wiggs, David Stockman, Brenda Wiggs,  
Donna Stockman, Denise Boerner, Tim Lewis,  
Russell Stockman, Rick Snoke, Michelle  
Schwartz, Kathy Arrington, Substitute Trustees

c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2018 APR -9 PM 12:17

FILED

RTS - 01919

FILED

2018 APR -9 PM 12: 28

C&S No. 44-17-0491 / FHA / No  
LoanCare, LLC

**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: December 29, 2015

**Grantor(s):** Jamael Harris and Deon Harris husband and wife, and Deborah Kaspereit, a single woman

**Original Trustee:** Jeffrey E. Bode

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Mid America Mortgage, Inc., its successors and assigns

**Recording Information:** Clerk's File No. 201500345298, in the Official Public Records of DALLAS County, Texas.

**Current Mortgagee:** Mid America Mortgage, Inc.

**Mortgage Servicer:** LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 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 3, BLOCK G, MAGNOLIA SPRINGS PHASE 4, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN VOLUME 2001190, PAGE 162, MAP 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.



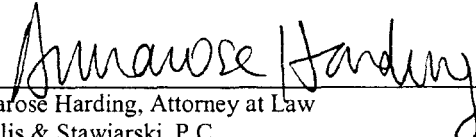
4653643

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

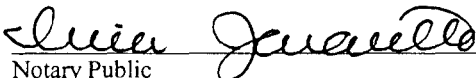
  
Annarose Harding, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

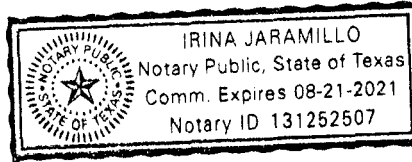
STATE OF TEXAS

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. 44-17-0491 / FHA / No  
LoanCare, LLC

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
  §  
COUNTY OF DALLAS           §

WHEREAS, on or about March 17, 2017, 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 Dawn Hall, the present owner of said real property, to Raven's Nest Owners Association (the "Association"); and

WHEREAS, the said Dawn Hall has continued to default in the payment of her 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 4, Block B, of Raven's Nest, an Addition to the City of Rowlett, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2001037, Page 1893, of the Map Records of Dallas County, Texas (3414 Poe Drive)

WITNESS my hand this 9 day of April, 2018

RAVEN'S NEST OWNERS ASSOCIATION

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

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

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

APR 10 PM 3:28

FILED