

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 AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: APRIL 7, 2017

NOTE: Note described as follows:

Date: JULY 30, 2004
Maker: NICHOLAS A. NJOKU
Payee: MCCORMICK 106, LLC SUCCESSOR-IN-INTEREST TO ORIGINAL LENDER ARGENT MORTGAGE COMPANY, LLC
Original Principal
Amount: \$120,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: JULY 30, 2004
Grantor: NICHOLAS A. NJOKU and FRANCISCA NJOKU
Trustee: Argent Mortgage Company, LLC
Beneficiary: MCCORMICK 106, LLC SUCCESSOR-IN-INTEREST TO ORIGINAL LENDER ARGENT MORTGAGE COMPANY, LLC
Recorded: VOLUME 2004155, PAGE 04459, Real Property Records, DALLAS County, Texas

LENDER: MCCORMICK 106, LLC SUCCESSOR-IN-INTEREST TO ORIGINAL LENDER ARGENT MORTGAGE COMPANY, LLC

BORROWER: NICHOLAS A. NJOKU

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, 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 OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, JACK BECKMAN, KELLY GODDARD, GENE ALYEA, BERNICE YOUNG

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

MAY 2, 2017, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In DALLAS County, Texas, County Courthouse, 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 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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: JULY 30, 2004
Grantor: NICHOLAS A. NJOKU and FRANCISCA NJOKU
Trustee: Argent Mortgage Company, LLC
Beneficiary: MCCORMICK 106, LLC SUCCESSOR-IN-INTEREST TO ORIGINAL LENDER ARGENT MORTGAGE COMPANY, LLC
Recorded: VOLUME 2004155, PAGE 04459, Real Property Records, DALLAS County, Texas

PROPERTY: The property described as follows:

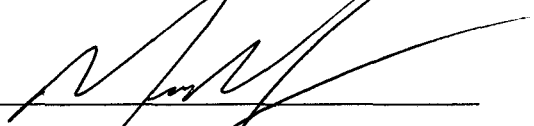
THE PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, JACK BECKMAN, KELLY GODDARD, GENE ALYEA, BERNICE YOUNG

Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of APRIL 7, 2017**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees

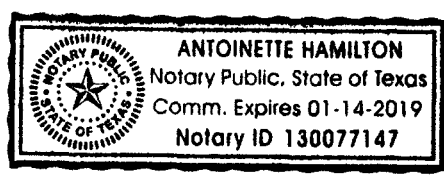
By: 

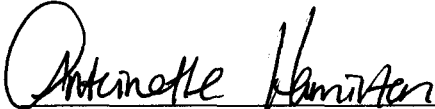
Name: Michael P. Menton, Attorney for MCCORMICK 106, LLC

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §


BEFORE ME, the undersigned authority, on this day appeared Michael P. Menton, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on APRIL 7, 2017.




Notary Public, State of Texas

Notice of Sale executed by:


Name: DAVID GARY W.

Substitute Trustee

EXHIBIT A

Lot 9, Block 4 of Princeton Park Phase II, an Addition to the City of Rowlett, Dallas County, Texas, according to the map or plat thereof recorded in Volume 86115, Page 3932, Map Records, Dallas County, Texas.

2004155 04476

Our File Number: 17-02578

Name: BRIDGET UMUNNA, AND SPOUSE, AND MICHAEL UMUNNA

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 21, 2012, BRIDGET UMUNNA, AND SPOUSE, AND MICHAEL UMUNNA, executed a Deed of Trust/Security Instrument conveying to FIDELITY NATIONAL TITLE INSURANCE, CO., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201200202446, 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 2, 2017, 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 27, IN BLOCK A, OF SPRINGTREE ESTATES, AN ADDITION TO THE CITY OF ROWLETT DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2000083, PAGE 4350, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 10410 BENT TREE DRIVE
ROWLETT, TX 75089-8395

Mortgage Servicer: SETERUS, INC.


Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254

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 10 day of April, 2017.



Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Denise Boerner, Tim Lewis, Russell Stockman, Rick Snoke, Troy Robinett, Clay Golden, Frederick Britton, Robert Aguilar, Brett Baugh, Brent Graves, Kenny Shirey, John Beazley, Craig Muirhead, Wendy Lambert, Rick Montgomery, Aaron Parker, Mark Buleziuk, Matt Hansen, Terry Waters, Michelle Schwartz, 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 E. WARREN

2017 APR 10 PM 3:45

FILED

RTS

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time, and place specified in this notice.

DATE OF SALE: Tuesday, the 2nd day of May, 2017 (which is the first Tuesday of that month)

TIME OF SALE: The earliest time at which the sale shall occur is 10:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

PLACE OF SALE: THE AREA OUTSIDE OF THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Deed of Trust (the "Deed of Trust")

DATE: March 9, 2016

GRANTOR: Juan Rios

BENEFICIARY: Trident Realty Investments, LLC

TRUSTEE: Michael L. Hoffman, P.C.

RECORDING INFORMATION: Recorded in Dallas County, Texas, document number 201600066280, on March 11, 2016, in the real property records of Dallas County, Texas

PROPERTY DESCRIPTION: The real property located in Dallas County, Texas, and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with the improvements, fixtures, and other real and personal property relating to such real property and described in the Deed of Trust (collectively, the "Property").

INDEBTEDNESS SECURED:

NAME OF DOCUMENT: Promissory Note (the "Note")

DATE: March 9, 2016

FACE AMOUNT OF THE NOTE: \$154,000.00

MAKER: Juan Rios

PAYEE: Trident Realty Investments, LLC

FILED
APR 10 PM 3:44
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

Trident Realty Investments, LLC, as the owner and holder of the indebtedness, has requested that the undersigned, as Trustee under the Deed of Trust, sell the property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

The owner and holder of the indebtedness has further requested that the undersigned, as Trustee under the Deed of Trust, sell all of the components of the Property that are personal property in accordance with the terms of the Deed of Trust and Article 9 of the Texas Uniform Commercial Code. The sale of the personal property will be held at the same time and place as the above-described real property sale; however, to extent the permitted by Article 9 of the Texas Uniform Commercial Code, the undersigned has been instructed to proceed as to both the real and personal property in accordance with the rights and remedies of the owner and holder of the indebtedness in respect of the real property, *i.e.*, in accordance with the Deed of Trust.

Therefore, at the date, time and place set forth above, the undersigned, as Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

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.

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on April 10, 2017.

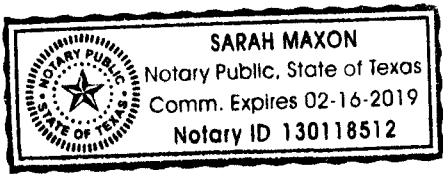
Trustee:

MICHAEL L. HOFFMAN, P.C.
a Texas professional corporation

By: *Eric D. Feldman*
Jeremiah L. Garza or Eric D. Feldman or
Michael L. Hoffman, as authorized
representatives

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on April 10, 2017, by **Jeremiah L. Garza or Eric D. Feldman or Michael L. Hoffman**, an individual residing in Texas, on behalf of Michael L. Hoffman P.C., a Texas Professional Corporation.



Sarah Maxon
Notary Public in and for the State of Texas

EXHIBIT "A"

THE REAL PROPERTY

Property (including any improvements):

LOT 5 IN BLOCK F OF THE PENINSULA NO. 4 PHASE C-REPLAT, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 85166, PAGE 1219 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

COMMONLY KNOWN AS: 7406 CARIBBEAN DR. ROWLETT, TX 75088

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: May 02, 2017

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

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 14, 2006 and recorded in Document CLERK'S FILE NO. 200600355462 real property records of DALLAS County, Texas, with FRANK PERKINS AND THERESA PERKINS, grantor(s) and CITIFINANCIAL, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by FRANK PERKINS AND THERESA PERKINS, securing the payment of the indebtednesses in the original principal amount of \$106,858.48, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIFINANCIAL SERVICING, 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC
345 SAINT PETER STREET
ST. PAUL, MN 55102

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

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2017 APR 10 PM 2:28

FILED



7309 SAND PINE DRIVE
ROWLETT, TX 75088

0000004297008
Date of Sale: 05/02/2017

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. 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: _____

EXHIBIT A

LOT FIFTY (50), BLOCK F OF SPRINGFIELD ESTATES PHASE B, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94053, PAGE 3451, MAP RECORDS OF DALLAS COUNTY, TEXAS.

known address for defendant, Gary Wright is as follows: 515 Wesley Street, Ashland, Virginia 23005.

4. Defendant, Jacqueline Koon was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Jacqueline Koon is as follows: 1064 E. Bayview Blvd., Norfolk, Virginia 23503.

5. Defendant, Kimberly Dubberly was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Kimberly Dubberly is as follows: 1100 Fox Meadow Drive, Trailer 247, Alvin, Texas 77511.

6. Defendant, Karen P. Belson was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Karen P. Belson is as follows: 2155 Anniston Road, Jacksonville, Florida 32246.

7. Defendant, Judy Shepard was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Judy Shepard is as follows: 750 Gloria Drive, Jacksonville, Florida 32221.

8. Defendant, Megan Miller was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Megan Miller is as follows: 7309 Sand Pine Drive, Rowlett, Texas 75088.

9. Defendant, Kelly Perkins was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last

known address for defendant, Kelly Perkins is as follows: 126 Happy Swamer Lane, Axtell, Texas 76624.

10. Defendant, Frank L. Perkins, III was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Frank L. Perkins, III is as follows: 2105 NW 102nd Place, Gainesville, Florida 32609.

11. None of the defendants who were personally served are in active military service.

12. Andrea K. StoEler was appointed as attorney ad litem according to TEX. R. CIV. P. 244 for defendants, the unknown heirs-at-law of Theresa C. Perkins, deceased and the unknown heirs-at-law of Frank L. Perkins, deceased served citation by publication.

13. The Loan Agreement between Theresa C. Perkins, Frank L. Perkins and the plaintiff is in default and that CitiFinancial Servicing, LLC is the beneficiary of that agreement on the property made the basis of this lawsuit.

14. Plaintiff is entitled to the relief sought in plaintiff's original petition. Therefore it is:

ORDERED that:

All of Theresa C. Perkins and Frank L. Perkins' (together "Decedent") heirs-at-law have been made defendants to this suit and were immediately vested with all of Decedent's right, title and interest in the real property and improvements commonly known as 7309 Sand Pine Drive, Rowlett, Texas 75088 ("Property") and legally described as:

LOT FIFTY (50), BLOCK F OF SPRINGFIELD ESTATES PHASE B, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 940E3, PAGE 345I, MAP RECORDS OF DALLAS COUNTY, TEXAS.

FURTHER ORDERED CitiFinancial Servicing, LLC has a valid lien on the Property by way of a Texas Home Equity Security Instrument dated September 14, 2006 and filed under Clerk's File No. 200600355462 of the Official Public Records of Dallas County, Texas.

Default and Agreed Judgment
EDFIE #: 4297008

Page 3

FURTHER ORDERED that this Judgment serves as an Order authorizing CitiFinancial Servicing, LLC, its successors and/or assigns, to foreclose its lien created under TEX. CONST. art. XVI, § 50(a)(6) in compliance with the Loan Agreement and TEX. PROP. CODE § 51.002.

FURTHER ORDERED that a copy of this Judgment shall be sent to defendants with the notice of the date, time, and place of the foreclosure sale.

FURTHER ORDERED that CitiFinancial Servicing, LLC, its successor and/or assigns, may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

FURTHER ORDERED that if defendants are represented by counsel, the notice of foreclosure sale also be mailed to counsel by certified mail.

FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the punitive estate of Decedent.

FURTHER ORDERED that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and CitiFinancial Servicing, LLC, its successor and/or assigns, is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

FURTHER ORDERED that as part of the costs of court, and payable by plaintiff, Andrea K. Stoller, the Attorney Ad Litem is granted the sum of \$ 3858.50 and discharged as Ad Litem in this cause.

FURTHER ORDERED that all other costs of court are taxed against the party incurring same.

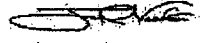
All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 16 day of January, 2017.


PRESIDING JUDGE

APPROVED AS TO FORM & SUBSTANCE:



Joseph M. Vacek
State Bar No.: 24039948
4004 Belt Line Road, Suite 100
Addison, Texas 75001-4320
(972) 340-7809
(972) 341-0734 (Facsimile)
JosephV@bdfgroup.com

ATTORNEY FOR PLAINTIFF

APPROVED AS TO FORM ONLY:

Andrea K. Stoller
Digitally signed by Andrea K. Stoller
DN: cn=Andrea K. Stoller, o=AKS,
ou=AKS, email=astoller@akstroller.com,
c=TX

Andrea K. Stoller
State Bar No.: 00785059
605 Keller Smithfield Road
Keller, Texas 76248
(214) 356-7165
(214) 261-2228 (Facsimile)
astoller@gmail.com

ATTORNEY AD LITEM

NATIONSTAR MORTGAGE LLC (CXE)
HEBERT, DENIS
1905 ORCHARD GROVE DRIVE, ROWLETT, TX 75088

CONVENTIONAL
Firm File Number: 17-027280

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 13, 2014, DENIS HEBERT AND JOLENE HEBERT, as Grantor(s), executed a Deed of Trust conveying to ANTHONY WARDEN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK 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 201400119841, 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 5, IN BLOCK E OF HARBOR POINTE ESTATES PHASE 2, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 97186, PAGE 5090, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. A.P.N. 440018200E004000

Property Address: 1905 ORCHARD GROVE DRIVE
ROWLETT, TX 75088
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: USAA FEDERAL SAVINGS BANK
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

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.

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.

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 2nd day of May 2017; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

Date of Deed of Trust to Secure Performance: June 16, 2014

Grantor: George DeShields

Original Trustee named in Deed of Trust to Secure Performance: L. Scott Horne

Original amount of Secured Indebtedness: \$81,598.00

Original Beneficiary named in Deed of Trust: Angela Rena Alcorn and Bobby Jay Alcorn, Wife and Husband

Property described in Deed of Trust: Lot 12, Block II, of WATERVIEW PHASE 5C, an addition to the City of Rowlett, Dallas County, Texas, according to the amended Plat thereof recorded in Volume 2001129, Page 1092, of the Map Records of Dallas County, Texas. **More commonly known as 9018 Hogan Drive, Rowlett, Texas 75089**

Said Deed of Trust is recorded under Document No. 201400158982 in the Deed of Trust Records of Dallas County, Texas.

DAVID S. WARREN
COUNTY CLERK
DALLAS COUNTY
MAY 11 11 45 AM '17

FILED

EXECUTED this 11 day of APRIL, 2017

[Handwritten signature of L. Scott Horne]

L. Scott Horne
Trustee
1795 Northwest Highway, Garland
972-271-1700

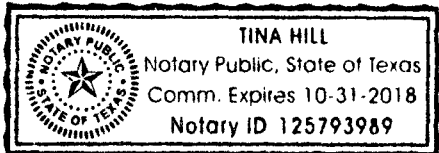
ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11 day of April, 2017, by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.

[Handwritten signature of Tina Hill]

Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/09/2007
Grantor(s): CORNELIUS JACKSON, MARRIED, AND BARBARA JACKSON, MARRIED
Original Mortgagee: GE MONEY BANK
Original Principal: \$26,485.75
Recording Information: Instrument 20070343726
Property County: Dallas
Property: BEING LOT 26, BLOCK 7 OF PRINCETON PARK PHASE III, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86112, PAGE 1015, MAP REOCRDS, DALLAS COUNTY, TEXAS.
Reported Address: 7302 AIRLINE DR, ROWLETT, TX 75089

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: National Bear Hill Trust
Mortgage Servicer: Ditech Financial LLC
Current Beneficiary: National Bear Hill Trust
Mortgage Servicer Address: 3000 Bayport Drive, Suite 880, Tampa, FL 33607

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.

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

2017 APR 10 PM 2:29

FILED

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 01/13/2006
Grantor(s): KEVIN B. TUCKER, A SINGLE MAN; AND KENNETH R. BLALOCK, JOINED HEREIN PRO FORMA BY HIS WIFE, JUDY R. BLALOCK
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$122,084.00
Recording Information: Book 04400 Page 00119 Instrument 00346384
Property County: Rockwall
Property: BEING LOT 8R, IN BLOCK 7, OF REPLAT OF GRAHAM ESTATES, AN ADDITION TO THE CITY OF ROWLETT, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME C, PAGE 120, OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS.
Reported Address: 8910 CHIMNEYWOOD DRIVE, ROWLETT, TX 75089

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank N.A.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of May, 2017
Time of Sale: 12:00pm or within three hours thereafter.
Place of Sale: THE AREA IMMEDIATELY OUTSIDE ON THE FRONT STEPS OF THE ROCKWALL COUNTY COURTHOUSE, LOCATED AT 1111 YELLOWJACKET LANE IN ROCKWALL, ROCKWALL COUNTY, TEXAS in Rockwall County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Rockwall County Commissioner's Court.
Substitute Trustee(s): Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Randy Daniel, Cindy Daniel, Jim O'Bryant, Russell Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Donna Stockman, Lori McCarty, 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 Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Randy Daniel, Cindy Daniel, Jim O'Bryant, Russell Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Donna Stockman, Lori McCarty, 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. Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Randy Daniel, Cindy Daniel, Jim O'Bryant, Russell Stockman, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Donna Stockman, Lori McCarty, 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 APR 10 PM 2:30

FILED