

SPECIALIZED LOAN SERVICING LLC (SPZ)  
KINCANNON, JOHNELLE  
4033 SOUTHWESTERN BOULEVARD, DALLAS, TX  
75225

CONVENTIONAL  
Firm File Number: 17-028215

FILED  
2018 APR -9 PM 12:28

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 26, 2005, JOHNELLE KINCANNON, AN UNMARRIED WOMAN, as Grantor, executed a Deed of Trust conveying to CHARLES A. BROWN, as Trustee, the Real Estate hereinafter described, to ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR INDYMAC BANK, F.S.B. 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 3499887 Volume 2005174, Page 05649, to which reference is herein made for all purposes.

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 1, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING LOT 18, IN BLOCK 43, OF UNIVERSITY HEIGHTS ADDITION, FOURTH-SECTION, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 133 OF MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 4033 SOUTHWESTERN BOULEVARD  
DALLAS, TX 75225  
Mortgage Servicer: SPECIALIZED LOAN SERVICING LLC  
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME EQUITY  
MORTGAGE LOAN ASSET-BACKED TRUST, SERIES INABS 2005-C, HOME EQUITY  
MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES INABS 2005-C  
8742 LUCENT BLVD  
SUITE 300  
HIGHLANDS RANCH, COLORADO 80129

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

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS                   §  
  §  
COUNTY OF DALLAS                 §

**WHEREAS**, by that certain Deed of Trust (the “Deed of Trust”) dated as of September 24, 2010, executed by Jonathan C. Scott and Michelle L. Scott, (collectively, the “Grantor”), to Dale R. Duboskas, Trustee (“Trustee”) originally for the benefit of Origin Bank f/k/a Community Trust Bank (the “Beneficiary”), filed for record as Document No. 201000251152, in the Real Property Records of Dallas County, Texas (the “Records”), in which Grantor conveyed to Trustee certain property (the “Property”) situated in Dallas County, Texas, which Property includes the real property and the improvements thereon, all as described in the Deed of Trust, said real property being more particularly described by lot, block and plat description on **Exhibit “A”** attached hereto and fully incorporated herein by reference for all purposes, to secure the repayment of that certain Promissory Note (the “Note”) dated on or about September 24, 2010 in the original principal amount of \$3,220,000.00, executed by Grantor, as Maker, and payable to the order of the Beneficiary, and any and all other indebtedness secured by and described in the Deed of Trust; and

**WHEREAS**, the Note, the Deed of Trust, and all other documents and instruments executed in connection with or as security for the Note are owned and held by Beneficiary; and

**WHEREAS**, the Note is in default and the entire unpaid balance thereof is due and payable, and Beneficiary has demanded payment of each party entitled to demand, and intends to have the power of sale set forth in the Deed of Trust enforced; and

FILED  
2018 APR -6 PM 3:07  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**WHEREAS**, the Deed of Trust grants Beneficiary the right, from time to time, with or without cause, to appoint a substitute or successor trustee to act instead of the trustee named therein, by an instrument in writing; and

**WHEREAS**, the Beneficiary has determined to appoint **BRETT FIELD** at 8750 North Central Expressway, Suite 625, Dallas, Texas 75231, as Substitute Trustee under the Deed of Trust, and to direct the Substitute Trustee or their duly appointed nominee to enforce the power of sale in accordance with the Deed of Trust for the purpose of collecting the indebtedness described therein, after giving notice of the time, place and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**THAT I, BRETT FIELD, Substitute Trustee**, hereby give notice that a duly-appointed Substitute Trustee or their duly appointed nominee will accordingly, after due publication of this Notice, after the filing of a copy of this Notice with the Office of the County Clerk of Dallas County, Texas, and after having given written notice of such sale by certified mail to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, all of which have been completed at least twenty-one (21) days next before the date of such sale, sell the Property (including, without limitation, all improvements and fixtures) at public auction to the highest bidder or bidders for cash on the front steps of the Dallas County Courthouse (or at any other such area of the Dallas County Courthouse designated by the Commissioners Court of Dallas County pursuant to Section 51.002 of the Texas Property Code) in Dallas County, Texas, in the City of Dallas, Dallas County, Texas between the hours of 1:00 p.m. and 4:00 p.m., Central Time, on the first Tuesday in May, 2018, the same being the 1st day of May, 2018. The earliest time at

which the sale shall begin is 1:00 p.m. Central Time.

EXECUTED in multiple originals on this the 6<sup>th</sup> day of April, 2018.



**BRETT FIELD**  
8750 N. Central Expressway, #625  
Dallas, Texas 75231  
Substitute Trustee  
(972) 458-5353

**AFTER RECORDING  
RETURN TO:**

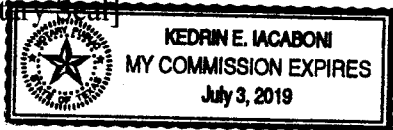
Brett Field  
Stromberg Stock, PLLC  
8750 N. Central Expressway, #625  
Dallas, Texas 75231

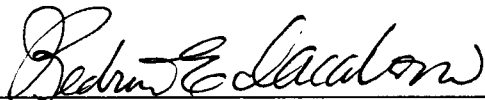
**ACKNOWLEDGMENT**

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on the 6<sup>th</sup> day of April, 2018, by **Brett Field**, an individual, in his capacity as Substitute Trustee.

[Notary Seal]



  
Notary Public in and for the State of Texas

**EXHIBIT "A"**

**Legal Description**

Lot 4A, Block 3, Second Section of Francis Daniel Park, an addition to the City of University Park, Dallas County, Texas, according to the Amended Plat thereof recorded under Clerk's File No. 20070433909, Real Property Records, Dallas County, Texas.