

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/25/2005

Grantor(s)/Mortgagor(s):
WILLIAM NICHOLAS JOHNSON II, A SINGLE
MAN

Original Beneficiary/Mortgagee:
LONG BEACH MORTGAGE COMPANY, A
CORPORATION

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 2005178
Page: 05518
Instrument No: 3504771

Property County:
DALLAS

Mortgage Servicer:
JPMorgan Chase Bank, National Association is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

Legal Description: LOT 24, BLOCK D OF MEADOW VISTA PHASE 3, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2002060, PAGE 96, MAP RECORDS, DALLAS COUNTY, TEXAS.

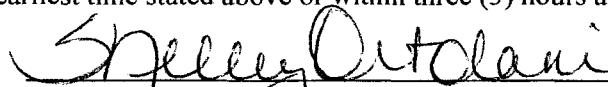
Date of Sale: 11/6/2018

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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


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

service to the sender of this notice immediately.

MH File Number: TX-18-67264-POS
Loan Type: Conventional Residential

FILED
2018 OCT 11 AM 10:28
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

2018 OCT 16 PM 2:04

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

WHEREAS, on or about October 10, 2016, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Aaron Day, Jr. and Marlonda Day, the present owners of said real property, to Meadows at High Pointe Phase 2 Owners Association (the "Association"); and

WHEREAS, the said Aaron Day, Jr. and Marlonda Day have continued to default in the payment of their 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, November 6, 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 21, Block 7, of Replat Meadows of High Pointe, Phase II, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map thereof recorded in Volume 2002061, Page 58, of the Map Records of Dallas County, Texas (1535 Boshier Drive)

WITNESS my hand this 12 day of October, 2018

MEADOWS AT HIGH POINTE PHASE 2
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 16 day of October, 2018, at the Dallas County Courthouse in Dallas, Texas.

M. G. [Signature]

FILED

Notice of Substitute Trustee's Sale

Date: October 12, 2018

2018 OCT 16 PM 3:11

Substitute Trustee: Mark D. Hixson, John M. Hixson or John A. Hixson

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Lender: HIXLO, LTD.

Note: Note, dated May 30, 2007 in the amount of \$24,900.00

Deed of Trust

Date: June 8, 2012

Grantor: Enrique Lopez and Malissa Hinkle

Lender: HIXLO, LTD.

Recording information: Instrument No. 201800274679 of the Official Public Records of Dallas County, Texas.

Property:

Lot 9, Block 6 of CEDAR HILL EAST, an Addition to the City of Cedar Hill, Dallas County, Texas according to the Plat recorded in Volume 70162, Page 417, Plat Records, Dallas County, Texas.

Date of Sale (first Tuesday of month): November 6, 2018

Time of Sale: 1:00 p.m

Place of Sale: North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as designated by the Dallas County Commissioners.

Lender has appointed Mark D. Hixson, John M. Hixson or John A. Hixson as Substitute Trustee under the Deed of Trust. Lender 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. 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.



Mark D. Hixson, John M. Hixson or John A. Hixson

FILED

NOTICE OF ASSESSMENT LIEN SALE

2018 OCT 16 PM 2:04

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, on or about September 28, 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 Charles Wilkerson Jr. and Elisia Wilkerson, the present owners of said real property, to Homeowners' Association of Winterhaven Estates (the "Association"); and

WHEREAS, the said Charles Wilkerson Jr. and Elisia Wilkerson have continued to default in the payment of their 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, November 6, 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.

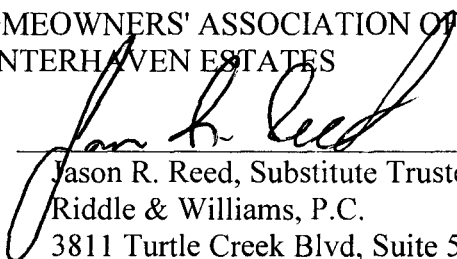
Said real estate is described as follows:

Lot 23, Block A, of Winterhaven Estates, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof recorded in Volume 105015, Page 2007, Plat Records, Dallas County, Texas. (1311 Shields Avenue)

WITNESS my hand this 16 day of October, 2018

HOMEOWNERS' ASSOCIATION OF
WINTERHAVEN ESTATES

By: _____



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 16 day of October, 2018, at the Dallas County Courthouse in Dallas, Texas.



CAUSE NO. DC-18-03806

IN RE: ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT OF
CONCERNING	§	
	§	
1311 Shields Avenue	§	DALLAS COUNTY, TEXAS
Cedar Hill, TX 75104	§	
	§	
UNDER TEX. R. CIV. PROC. 736	§	
	§	193RD JUDICIAL DISTRICT
AND CHARLES WILKERSON JR. AND		
ELISIA WILKERSON		

ORDER FOR FORECLOSURE

On **March 20, 2018**, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action was presented to the Court. **Homeowners' Association of Winterhaven Estates** (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 1311 Shields Avenue, Cedar Hill, Texas 75104, and further described as follows:

Lot 23, Block A, of Winterhaven Estates, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof recorded in Volume 105015, Page 2007, Plat Records, Dallas County, Texas. (1311 Shields Avenue) (hereinafter the "Property").

The Court finds that the Association's Application for Foreclosure complies with Rule 736.1 of the Tex. R. Civ. Proc. and was properly served in accordance with Rule 736.4 of the Tex. R. Civ. Proc. The Court further finds that Respondents have not previously filed a response, and the return of service has been on file with the clerk of the Court for at least 10 days before the date of this Order. The Court finds that the names and last known address of each respondent is as follows:

Charles Wilkerson Jr.
1311 Shields Avenue
Cedar Hill, Texas 75104

Elisia Wilkerson
1311 Shields Avenue
Cedar Hill, Texas 75104

Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute prima facie evidence of the truth of the matters alleged. The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondents acquisition of the Property, Respondents agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in IV of the Declaration.
5. Article IV, Section 4.8 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article IV, Section 4.8(d) of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondents ownership, Respondents have been assessed maintenance fees in a non-discriminatory manner based on Respondents

ownership of the Property.

8. Article IV, Section 4.1 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of March 8, 2018, Respondents were 14 months in default in their obligations to the Association for a total of One Thousand One Hundred and Seventy Six Dollars and Ninety Cents (\$1,176.90). Petitioner's Application was filed with the court on March 22, 2018 and the Respondents obligations to the Association increased due to additional legal fees and filing fees for filing the Application. Respondents made a partial payment to the Association on May 15, 2018 in the amount of \$1,176.90; leaving a remaining balance due and owing of One Thousand One Hundred Three Dollars and Thirty-Five Cents (\$1,103.35).
10. Respondents have been notified of the amounts due and unpaid attributed to Respondents failure to pay the assessments and other charges by notice letter dated July 18, 2017.
11. A Notice of Lien was filed on or about September 28, 2017 at 201700275560 in the office of the County Clerk of DALLAS, Texas, and Respondents were notified of same by letter dated September 28, 2017.
12. The Association afforded Respondents thirty (30) days to cure the default pursuant to the September 28, 2017 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing

the Association's assessment lien against the Property.

THE COURT THEREFORE GRANTS the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

IT IS THEREFORE ORDERED that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

IT IS FURTHER ORDERED that the Association shall send Respondent a copy of this Order with the notice of foreclosure sale sent to Respondent; and

IT IS FURTHER ORDERED that the Association may communicate with Respondent and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON June 18 2018.



JUDGE PRESIDING

RIDDLE & WILLIAMS, P.C.

ATTORNEYS & COUNSELORS

3811 TURTLE CREEK BLVD, STE 500
DALLAS, TEXAS 75219
TELEPHONE (214) 760-6767
FACSIMILE (214) 521-4246

October 16, 2018

Charles Wilkerson Jr.
1311 Shields Avenue
Cedar Hill, Texas 75104

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND VIA FIRST CLASS MAIL

Elisia Wilkerson
1311 Shields Avenue
Cedar Hill, Texas 75104

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND VIA FIRST CLASS MAIL

Re: 1311 Shields Avenue, Cedar Hill, Texas 75104
Homeowners' Association of Winterhaven Estates

Dear Owners:

Enclosed please find a copy of a Notice of Assessment Lien Sale for the above referenced property. The property has been posted for sale pursuant to the deed restrictions for Homeowners' Association of Winterhaven Estates and will be sold at public auction on November 6, 2018.

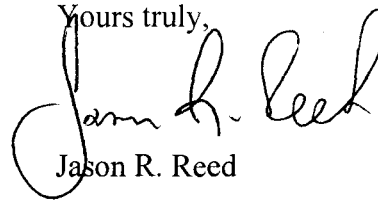
If you wish to avoid having your property sold, please remit the assessments and costs due and owing, currently totaling \$408.97 for assessments and related charges and \$1,062.36 for attorney's fees, for a total of \$1,471.33 to this office. These monies should be in the form of cashier's check, money order or cash. Cashier's checks or money orders should be made payable to Homeowners' Association of Winterhaven Estates. Any other form of payment will not be accepted. Please note this total does not include any charges that may accrue after October 11, 2018.

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.

This letter is from an attorney debt collector and is an attempt to collect a debt, and any further information obtained will be used for that purpose.

We suggest you give this matter your most urgent attention. **You may contact your Assessment Recovery Manager, Shayna Thompson via telephone at 214-760-6767, or via e-mail at sthompson@riddleandwilliams.com.**

Charles Wilkerson Jr.
Elisia Wilkerson
October 16, 2018
Page 2

Yours truly,

Jason R. Reed

Enclosure

cc: Homeowners' Association of Winterhaven Estates
c/o Goddard Management, LLC
119 W. Ovilla Road
Glenn Heights, Texas 75154
(via first class mail)

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

7/18/1996

Grantor(s)/Mortgagor(s):

VIKKI R. COLEMAN A SINGLE PERSON

Original Beneficiary/Mortgagee:

SUMMIT MORTGAGE CORPORATION

Current Beneficiary/Mortgagee:

BANK OF AMERICA, N.A.

Recorded in:**Volume:** 96145**Page:** 05102**Instrument No:** 1451399**Property County:**

DALLAS

Mortgage Servicer:

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

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

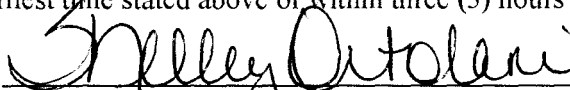
Legal Description: LOT 7, IN BLOCK 8, OF WATERFORD OAKS GARDEN HOMES, PHASE I, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 86061, PAGE 1393, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: 11/6/2018**Earliest Time Sale Will Begin:** 10:00 AM

Place of Sale of Property: George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
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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, Shelley Ortolani, Robert Ortolani, Mary Mancuso or Michele Hreha or E. "Ursula" B. Willie or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-15-26246-FC**Loan Type:** FHABY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2018 OCT 15 PM 12:38

FILED

STATE OF TEXAS
COUNTY OF Dallas §
§

Before me, the undersigned Notary Public, on this day personally appeared Shelley Ortolani as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 14 day of October, 2018.

Michele Hreha
Notary Public
Signature

