

SELECT PORTFOLIO SERVICING, INC. (SPS)  
SAMPLES, LOLENZA AND AJEENAH  
924 CHERRY HILLS LANE, DESOTO, TX 75115

CONVENTIONAL  
Firm File Number: 17-028202

FILED

2017 OCT 16 AM 11:22

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 1, 2005, AJEENAH M SAMPLES AND LOLENZA C SAMPLES, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to ROBERT K FOWLER, as Trustee, the Real Estate herein described, to CONCORD 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 200503619697, 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, November 7, 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:

LOT 4, IN BLOCK D, OF ELERSON RANCH, PHASE I, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2004200, PAGE 104, PLAT RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 924 CHERRY HILLS LANE  
DESOTO, TX 75115  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: WILMINGTON TRUST, NA, SUCCESSOR TRUSTEE TO CITIBANK NA, AS TRUSTEE ON BEHALF OF THE REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE3, ASSET-BACKED CERTIFICATES, SERIES 2006-HE3  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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.

FILED  
2017 OCT 16 AM 11:22  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Michela 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.**

FILED

2017 OCT 17 AM 10:59

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

**217 Amber Circle, DeSoto, TX 75115-6252**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**The real property more particularly described on Exhibit "A" attached hereto and made a part hereof, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein.**

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust (herein so called) executed by **BBF United Investments, LLC** ("Borrower") to **Julie Pettit**, Trustee for the benefit of **HL VENTURES, LLC**, covering the property described above. The Deed of Trust is dated **2/15/2017**, and is recorded under **Instrument #201700053074** of the Real Property Records of **DALLAS County, Texas**.
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

**Date:** 11/7/2017 (the first Tuesday of said Month)

**Time:** The sale shall begin no earlier than **10:00 A.M.** or no later than three hours thereafter.

**Place:** The sale will take place at the **DALLAS County Courthouse at the place designated by the DALLAS County Commissioner's Court** (if no such place is so designated, the sale will take place in the area where this Notice is posted)

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

The 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 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 sale shall not cover any part of the property that has been released of public record from the lien 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 the Deed of Trust, the beneficiary 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. 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 trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (a) the unpaid principal and interest owing on that certain note (the "Note") dated 2/15/2017, in the original principal amount of \$86,986.00, executed by Borrower, and payable to the order of HL VENTURES, LLC; (b) and all renewals, modifications and extensions of the note; and (c) any and all present and future indebtedness of Borrower to HL VENTURES, LLC. HL VENTURES, LLC is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust. HL VENTURES, LLC is also the current Lender (Mortgagee) Servicer of the Note.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

HL VENTURES, LLC  
Attention: Shanna Kolp  
P.O. Box 1534  
Keller, TX 76244  
Telephone: (972) 336-3339

7. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as, Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

DATED: 10/17/2017

  
Julie Pettit, Trustee

3710 Rawlins, Suite 1050  
Dallas, TX 75219  
Phone: (214) 329-0151  
Fax: (214)-329-4076

**Assert and protect your rights as a 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 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.**

**EXHIBIT "A"**

**217 Amber Circle, DeSoto, TX 75115-6252**

Property Legal Description

**Lot 10, Block 16, of BROOK HOLLOWNO. 6 ADDITION, an Addition to the City of DeSoto, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 72068, Page 721, of the Map Records of Dallas County, Texas.**

**NOTICE TO SERVICE MEMBERS: A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Service Members Civil Relief Act (50 U.S.C. app Section 501 et seq) and state law, including Section 51.015, Texas Property Code. 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 NON-JUDICIAL FORECLOSURE SALE**

**THE STATE OF TEXAS**

**KNOWN ALL MEN BY THESE PRESENTS:**

**COUNTY OF DALLAS**

THAT, on the 27<sup>th</sup> Day of July, 2005, CLIFTON KNIGHT, AND HERSHALYN STEGER, HUSBAND AND WIFE, did execute and deliver to AMERICA'S WHOLESALE LENDER that certain Promissory Note, in the original principal sum of NINETY SEVEN THOUSAND TWO HUNDERD DOLLARS 00/100 (\$97,200.00) [the "Note"]; and

WHEREAS, default has occurred in the payment of the Note and the same has been accelerated to maturity and is not wholly due; and

WHEREAS, the repayment of the aforesaid Note is secured by the certain Deed of trust, dated 27<sup>th</sup> Day of July, 2005, executed by CLIFTON KNIGHT, AND HERSHALYN STEGER, HUSBAND AND WIFE, in favor of AMERICA'S WHOLESALE LENDER [the "Deed of Trust"], which Deed of Trust is recorded under Official Records INSTRUMENT # 3459040; and as assigned through an Assignment of Deed of Trust IN FAVOR OF THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES, SERIES 2005-8 recorded under Official Records INSTRUMENT # 201600330482; in the Real Property Records of DALLAS County, Texas, and which covers and affects real property more particularly located DALLAS County, Texas [the "Property"]; and

WHEREAS, the undersigned has been designated to act as Substitute Trustee under the Deed of Trust, for the purpose of collection of the Note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7<sup>th</sup> Day of November 2017 at 1:00 p.m. or within three (3) hours thereafter, I will sell to the highest bidder for cash, at the place designated by the Commissioner's Court of DALLAS County, Texas, to wit: being the public area of THE OUTSIDE AREA ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG., located in the City of Dallas, Texas, the following described real property, to wit:

LOT 13, BLOCK 10 OF SECOND INSTALLMENT, HIGH MEADOWS, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72226, PAGE 96, MAP RECORDS, DALLAS COUNTY, TEXAS.

WITNESS MY HAND this 16 day of Oct, 2017



Rick Snoke or Jason W. Fowell Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz AS SUBSTITUTE TRUSTEE

**ADDRESS OF PROPERTY:**

1000 Waterview Lane  
Desoto Texas 75115

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

**ADDRESS OF TRUSTEE:**

C/O Rick Snoke, Trustee  
5900 South Lake Forest Drive, Suite 380  
McKinney, Texas 75070

2017 OCT 16 AM 10:37

FILED

**NOTICE OF TRUSTEE'S SALE**

**Dated:** December 29, 2014

**Note:** Real Estate Lien Note and assignment, described as follows:

**Dated:** December 29, 2014

**Maker:** Kenneth Jerome Woods

**Original Payee:** Terry L. Grantham

**Current Payee:** Crosstimbers Capital, Inc.

**Original Principal Amount:** \$130,000.00

**Deed of Trust**

**Date:** December 29, 2014

**Grantor:** Kenneth Jerome Woods

**Trustee:** Don P. Teague

**Beneficiary:** Terry L. Grantham

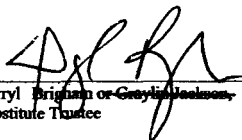
**Recording Information:** Document No 201400328439

**Legal Description:** "SEE ATTACHED EXHIBIT "A"

**Property Address:** 1001 E. Pleasant Run Rd., DeSoto, Texas 75115

Notice is hereby given that on Tuesday, the 7th day of November 2017; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described above. 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 1:00 o'clock, P.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 Dallas County Courthouse, 600 Commerce Dallas, Texas.

A debtor is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. 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 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.

  
\_\_\_\_\_  
Darryl Brigham or Gayle Healsen,  
Substitute Trustee

FILED  
2017 OCT 13 AM 11:05  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Being part of the William Spencer Survey, Abstract No. 1304, in the City of DeSoto, Dallas County, Texas, and being part of the tract conveyed to A. E. Gaddy by Deed recorded in Volume 75024, Page 784, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a point in the north line of E. Pleasant Run Road that is North 89 degrees 57 minutes 10 seconds West 143.24 feet and North 89 degrees 30 minutes 10 seconds West 522.31 feet from the intersection of said north line and the west line of The Meadows Parkway, said beginning point also being the southwest corner of the Southland Corp. 0.330 acre tract;

**THENCE** North 89 degrees 30 minutes 10 seconds West, along the north line of E. Pleasant Run Road, 147.39 feet to the southwest corner of said A. E. Gaddy tract;

**THENCE** North 0 degrees 03 minutes East, along the street right-of-way, 20.00 feet;

**THENCE** North 47 degrees 00 minutes East, along the southeast line of a 25 foot alley, 203.39 feet;

**THENCE** South 0 degrees 29 minutes 50 seconds East, along the west line of said Southland Corp. 0.330 acre tract, 160.00 feet to the **PLACE OF BEGINNING**, and containing 0.304 acre of land, more or less,

**SAVE AND EXCEPT** that portion thereof conveyed from DeSoto Chamber of Commerce to the County of Dallas by instrument dated 8/30/82, filed 10/25/82, recorded in Volume 82212, Page 724 Real Property Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at the southwest corner of the 0.304 acre tract conveyed to the DeSoto Chamber of Commerce according to the Deed recorded in Volume 79126, Page 806, Deed Records, Dallas County, Texas;

**THENCE** North 00 degrees 49 minutes 37 seconds East 20.00 feet to a point for corner;

**THENCE** South 89 degrees 37 minutes 13 seconds East 147.23 feet to a point for corner;

**THENCE** South 00 degrees 22 minutes 47 seconds West 20.00 feet to a point for corner;

**THENCE** North 89 degrees 37 minutes 13 seconds West 147.39 feet to the **POINT OF BEGINNING**. and containing 2,946 square feet or 0.068 acre of land, more or less.

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 OCT 16 PM 2:56

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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

Date: November 07, 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 21, 2008 and recorded in Document CLERK'S FILE NO. 20080279560 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201700067587 real property records of DALLAS County, Texas, with JAMES W. STERNS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES W. STERNS, securing the payment of the indebtednesses in the original principal amount of \$296,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MO 63368

\_\_\_\_\_  
MICHAEL D. VESTAL, ROBERT FORSTER, 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: \_\_\_\_\_



NOS0000007084452



0000007084452

DALLAS

**EXHIBIT "A"**

BEING LOT 1, IN BLOCK A, OF TEN MILE CREEK ESTATES, PHASE II, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94093, PAGE 1, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000007084452

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

0000007069792  
**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 OCT 16 PM 2:56**

**JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY**

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

Date: November 07, 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 19, 2002 and recorded in Document VOLUME 2002188, PAGE 00676 real property records of DALLAS County, Texas, with VANESSA STATEN, grantor(s) and PRESTIGE MORTGAGE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VANESSA STATEN, securing the payment of the indebtednesses in the original principal amount of \$95,279.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

MICHAEL D. VESTAL, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, 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

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: \_\_\_\_\_



NOS0000007069792

0000007069792

DALLAS

**EXHIBIT "A"**

LOT 7, BLOCK 7, SOUTHPOINTE ADDITION, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS,  
ACCORDING TO THE PLAT RECORDED IN VOLUME 84008, PAGE 1442, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS0000007069792

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.

OCT 16 PM 2:56

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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

Date: November 07, 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 February 22, 2003 and recorded in Document VOLUME 2003057, PAGE 01428 real property records of DALLAS County, Texas, with ROBERT L FIELDS AND DEBRA B FIELDS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT L FIELDS AND DEBRA B FIELDS, securing the payment of the indebtednesses in the original principal amount of \$94,360.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MASTR REPERFORMING LOAN TRUST 2006-2 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

MICHAEL D. VESTAL, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, 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  
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: \_\_\_\_\_



NOS0000006964092

**EXHIBIT "A"**

LOT 15, BLOCK 8, OF BROOK HOLLOW ESTATES NO. 2, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 387, PAGE 107, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000006964092

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

FILED

2017 OCT 16 AM 11:19

**DEED OF TRUST INFORMATION:**

**Date:** 03/15/2013  
**Grantor(s):** JAMES HICKS, A MARRIED MAN AND TERRENCE FALES, A MARRIED MAN, NOT JOINED HEREIN BY OUR SPOUSES AS THE HEREINAFTER DESCRIBED REAL PROPERTY CONSTITUTES NO PART OF OUR BUSINESS OR RESIDENTIAL HOMESTEAD  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CITIBANK, N.A., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$75,416.00  
**Recording Information:** Instrument 201300090450  
**Property County:** Dallas  
**Property:** LOT 2, BLOCK A OF "A REVISION OF LOTS 1-2 AND 3 BLK "B" AND LOTS 1-2 AND 3 BLK "A", OF WEST DESOTO ESTATES ADDITION", AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 69197, PG 1038, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.  
**Reported Address:** 103 EVELYN ST, DESOTO, TX 75115-5503

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Nationstar Mortgage LLC d/b/a Mr. Cooper  
**Mortgage Servicer:** Nationstar Mortgage LLC d/b/a Mr. Cooper  
**Current Beneficiary:** Nationstar Mortgage LLC d/b/a Mr. Cooper  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd., Coppell, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of November, 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):** 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, or Suzanne Suarez, 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 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, or Suzanne Suarez, 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. 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, or Suzanne Suarez, 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.