

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 2:54

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 October 20, 2007 and recorded in Document CLERK'S FILE NO. 20070407529 real property records of DALLAS County, Texas, with VIRGIL H SCHWARTZ, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VIRGIL H SCHWARTZ, securing the payment of the indebtednesses in the original principal amount of \$67,444.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

\_\_\_\_\_  
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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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: \_\_\_\_\_



NOS0000004997771

0000004997771

DALLAS

**EXHIBIT "A"**

BEING LOT 9 IN BLOCK 2 OF FIRST SECTION SWAN RIDGE ESTATES, AN ADDITION TO THE CITY OF DUNCANVILLE, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 74208, PAGE 0006 MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS0000004997771

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OCT 16 PM 2:57

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 December 15, 2006 and recorded in Document CLERK'S FILE NO. 200600475144 real property records of DALLAS County, Texas, with ROSE MAE BONNEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROSE MAE BONNEY, securing the payment of the indebtedness in the original principal amount of \$148,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-EQ1 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. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

\_\_\_\_\_  
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:



NOS20120134002126

**EXHIBIT "A"**

BEING LOT 20, BLOCK E OF HUNTINGTON PARK 4TH INSTALLMENT, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 77043, PAGE 336, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS20120134002126

# EQUITY

## With Notice



NOS20120177600237

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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2017 OCT 16 PM 2: 57

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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 31, 2004 and recorded in Document VOLUME 2004181, PAGE 07209 real property records of DALLAS County, Texas, with ALLISON A DUKE AND BRETT W DUKE, grantor(s) and BANK ONE, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALLISON A DUKE AND BRETT W DUKE, securing the payment of the indebtednesses in the original principal amount of \$76,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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: \_\_\_\_\_



NOS20110177600299

**EXHIBIT "A"**

LOT 36, BLOCK A, OF SOUTHWOOD ESTATES, INSTALLMENT NO. 2, AN ADDITION TO THE CITY OF DUNCANVILLE IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 75116, PAGE 1136, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS20110177600299