

FILED

NOTICE OF TRUSTEE'S SALE

2018 OCT -9 PM 2:24

Date: October 4, 2018

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Trustee: J. Collin

Lender: Mohammad Abbas, trust under an instrument dated June 4, 2015, recorded in Dallas County Deed Records, No. 201500160405 of the real property records of Dallas County, Texas

Note: Note dated June 4, 2015

Deed of Trust

Date: June 4, 2015

Grantor: Robledo Osiel and Susana Lopez Escobar, **husband and wife**

Lender: Mohammad Abbas under an instrument dated June 4, 2015, recorded in the real property records of Dallas County, Texas

Recording information: No. 201500160405, Real Property Records of Dallas County, Texas

Property:

BEING BLOCK A, LOT 13, BROADMOOR HILLS PH 4, AN ADDITION TO THE CITY OF IRVING, COUNTY OF DALLAS, STATE OF TEXAS, known as 4013 LA COSTA, IRVING, TEXAS 75063

County: Dallas

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

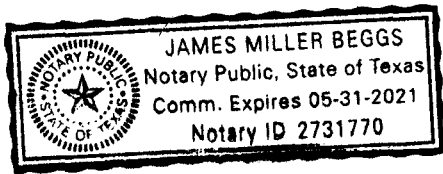
Time of Sale: **Between** 9:00 a.m. and 1:00 p.m.

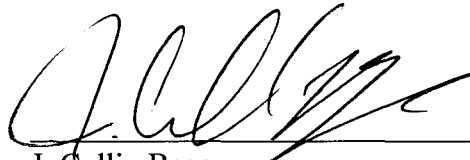
Place of Sale: George L. Allen Sr., Courts Building, Dallas County Courthouse, 600 Commerce Street, Dallas, Texas

Lender has appointed J. Collin Beggs as 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, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

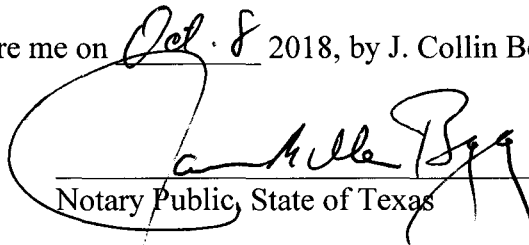
The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than four hours thereafter.





J. Collin Beggs

This instrument was acknowledged before me on Oct. 8 2018, by J. Collin Beggs, Trustee.



Notary Public, State of Texas

Notice of Foreclosure Sale

FILED

2018 OCT 16 AM 11:18

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

REQUIRED NOTICE

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 send of this notice immediately.

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

Being Lot 4, in Block 10, of NORTHGATE, an Addition to the City of Irving, Dallas County, Texas, according to the Map thereof recorded in Volume 85192, Page 4608, of the Map Records, Dallas County, Texas.

aka: 3512 Colgate Lane, Irving, Texas 75062

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Indebtedness evidenced by that one certain Promissory Note dated May 11, 2017, in the original principal amount of \$142,500.00 executed by Leonard Toth, Sole Managing Member of HomeBound Construction Services, LLC (the "Original Borrower") and payable to the order of Robert L. English Living Trust (the "Holder"). The Real Estate Lien Note is additionally secured by a Deed of Trust executed to Karl V. Hunter, Trustee, filed 05.18.17 and recorded under 201700139903 of the Deed of Trust and/or Land Records of Dallas County, Texas and Indebtedness evidenced by that one certain Promissory Note dated April 5, 2018, in the original principal amount of \$55,000.00, HomeBound Construction Services, LLC (the "Original Borrower") and payable to the order of Robert L. English Living Trust (the "Holder"). The Real Estate Lien Note is additionally secured by a Deed of Trust executed to Karl V. Hunter, Trustee, filed 09.05.18 and recorded under 201800237952 of the Deed of Trust and/or Land Records of Dallas County, Texas, covering certain real and personal property, if any, (the "Property").

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: November 6, 2018

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place:

The North side of the George Allen Courts Building, facing Commerce Street, below the overhang, 600 Commerce Street, Dallas, Texas 75202.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for an alternative sale date. 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 filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or filing 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 their bid immediately in cash if their bid is accepted.

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 non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **Leonard Toth, Sole Managing Member of HomeBound Construction Services, LLC**

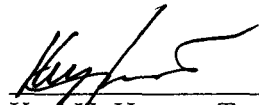
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness evidenced by that one certain Promissory Note dated May 11, 2017, in the original principal amount of \$142,500.00 executed by Leonard Toth, Sole Managing Member of HomeBound Construction Services, LLC (the "Original Borrower") and payable to the order of Robert L. English Living Trust (the "Holder"). The Real Estate Lien Note is additionally secured by a Deed of Trust executed to Karl V. Hunter, Trustee, filed 05.18.17 and recorded under 201700139903 of the Deed of Trust and/or Land Records of Dallas County, Texas and Indebtedness evidenced by that one certain Promissory Note dated April 5, 2018, in the original principal amount of \$55,000.00, HomeBound Construction Services, LLC (the "Original Borrower") and payable to the order of Robert L. English Living Trust (the "Holder"). The Real Estate Lien Note is additionally secured by a Deed of Trust executed to Karl V. Hunter, Trustee, filed 09.05.18 and recorded under 201800237952 of the Deed of Trust and/or Land Records of Dallas County, Texas.

As of October 15, 2018, the amount owed under the note was \$177,057.50, being principal, interest, escrows, late fees and attorney fees.

Questions concerning the sale may be directed to the undersigned.

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 substitute trustee to conduct the sale.

Dated: October 15, 2018



Karl V. Hunter, Trustee
Hunter & Kramer, P.C.
2301 W. Plano Parkway, Suite 106
Plano, Texas 75075
Phone: 214.387.4591

NOTICE OF FORECLOSURE 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. *Property to Be Sold.* The property (including any improvements) to be sold is located in Dallas County, Texas and is more fully described as follows:

Unit 1610, of Grand Treviso Condominiums, a Condominium regime in the City of Irving, Dallas County, Texas, according to the Declaration filed for record on July 23, 2004, and recorded in Volume 2004141, Page 61, Condominium Records, Dallas, County, Texas, together with an undivided percent interest in the General Common Elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration.

The real property and personal property being sold is the same property described in the Deed of Trust (defined below).

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated as of June 8, 2015, executed by Mary D. Morgan, as trustee for Dexter 1610 Trust (“Debtor”), to Addison Wilson III, as trustee, for the benefit of SCFP GT 1610, LLC (“Lender”), recorded on June 10, 2015, as Instrument Number 201500150333 in the Real Property Records of Dallas County, Texas (the “Deed of Trust”).

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: November 6, 2018

Time: The sale will begin no earlier than 10:00 A.M. and no later than three hours thereafter.

Place: The sale will occur at that area outside the north side of the George Allen Courts Building, as designated by the Commissioner’s Court of Dallas County, Texas, for such sales, under Section 51.002 of the Texas Property Code. The George Allen Courts Building is located at 600 Commerce Street, Dallas, Texas 75202.

In the event Lender decides to postpone, withdraw, or reschedule the sale for another day, 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,

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JOHN E. WARREN
CLERK OF DISTRICT COURT
DALLAS COUNTY, TEXAS

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. The reposting or refileing 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 Lender thereunder to have the bid credited to the Note (defined below) 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 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 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 Promissory Note (the "Note"), dated June 8, 2015, having an original principal balance of \$435,000.00, executed by Debtor, and payable to the order of Lender, and (b) penalties and interest. In addition, the Note and the Deed of Trust provide for reimbursement to the holder of the Note of its reasonable attorney's fees and expenses incurred in collecting this debt.

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

EXECUTED to be effective as of October 16, 2018.

SUBSTITUTE TRUSTEE
MURPHY SAYRE
OR DAVID GARVIN

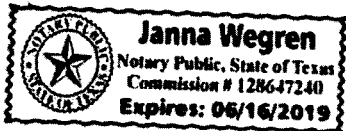
c/o Bell Nunnally & Martin LLP
2323 Ross Street, Suite 1900
Dallas, Texas 75201

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of October, 2018,
by Murphy Sayre.

[SEAL]


Notary Public in and for the State of Texas

Name Printed: JANNA WEGREN

AFTER RECORDING, RETURN TO:

**Murphy Sayre
Bell Nunnally & Martin LLP
2323 Ross Street, Suite 1900
Dallas, Texas 75201
Telephone: (214) 740-1400**

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: November 06, 2018

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 November 03, 2005 and recorded in Document CLERK'S FILE NO. 200503582598 real property records of DALLAS County, Texas, with SHOGHER MAJDALANI AINSWORTH AND WALTER J. AINSWORTH, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SHOGHER MAJDALANI AINSWORTH AND WALTER J. AINSWORTH, securing the payment of the indebtednesses in the original principal amount of \$384,000.00, 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 CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WF1 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 HARRISON, 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

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:

BY _____
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
2018 OCT 15 PM 3:36
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NOS20070169806286

EXHIBIT "A"

BEING LOT 17, BLOCK "A", OF HACKBERRY CREEK ESTATES, PHASE I, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP THEREOF RECORDED IN VOLUME 91187, PAGE 2181, MAP RECORDS, DALLAS COUNTY, TEXAS



NOS20070169806286

C&S No. 44-15-3719 / Conventional / No / FILE NOS
Selene Finance LP

FILED

2018 OCT 15 PM 12:42

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

JOHN E. WARREN
CLERK
DALLAS COUNTY
DEPUTY

Date of Security Instrument: March 04, 2008

Grantor(s): Jennifer Shaub and Michael Shaub, wife and husband

Original Trustee: G. Tommy Bastian

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for EverBank, its successors and assigns

Recording Information: Clerk's File No. 20080081264, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

Mortgage Servicer: Selene Finance LP, whose address is C/O 9990 Richmond Avenue, Suite 400S, Houston, TX 77042-4546 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:
LOT 5, BLOCK C, LA VILLITA PHASE IC AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE SECOND AMENDED MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 200600329487 PLAT RECORDS, DALLAS COUNTY, TEXAS.

Date of Sale: 11/06/2018 **Earliest Time Sale Will Begin:** 1:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, Francesca Ortolani as Successor Substitute Trustee, Kathy Arrington as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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 _____ hours after that time. If the sale is



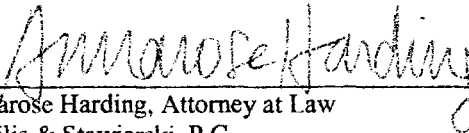
set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 12th day of October, 2018.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



Annarose Harding, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&S No. 44-15-3719 / Conventional / No
Selene Finance LP

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 21st day of August, 2018, a Notice of Lien was filed of record at Document No. 201800224040, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **LIGIA BRINKMAN**, the present owner of said real property, to Grand Treviso Condominium Association, Inc. (the "Association"); and

WHEREAS, the said **LIGIA BRINKMAN** has continued to default in the payment of her 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.

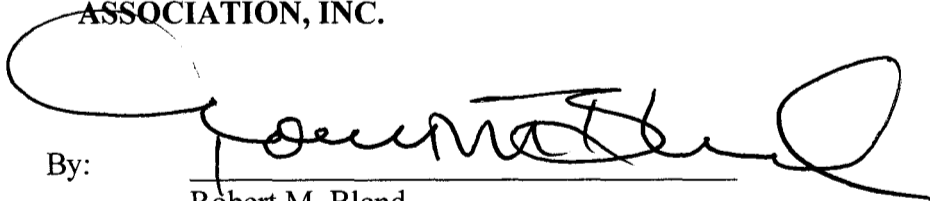
NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of November, 2018, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, 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 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12th day of October, 2018.

**GRAND TREVISO CONDOMINIUM
ASSOCIATION, INC.**

By: 

Robert M. Blend
Duly Authorized Agent
14131 Midway Road, Suite 1240
Addison, Texas 75001

This notice was posted by me on the 12th day of October, 2018, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2018 OCT 12 AM 9:45

FILED

SIGNATURE

Print Name

EXHIBIT "A"

Unit No. 434, of GRAND TREVISO CONDOMINIUMS, a Condominium in the City of Irving, Dallas County, Texas together with an undivided interest in the common elements according to the Declaration recorded in Volume 2004141, Page 61, Condominium Records of Dallas County, Texas. Together with any and all supporting instruments thereto, and having the street address of 330 E. Las Colinas Boulevard, #434, Irving, Texas.