

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

3/21/2005

Original Beneficiary/Mortgagee:

Long Beach Mortgage Company, a corporation

Recorded in:

Volume: 2005059

Page: 9274

Instrument No: 3290834

Mortgage Servicer:

Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):

HARTFORD HINES JR AND wife KIM A. HINES

Current Beneficiary/Mortgagee:

Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL2, Asset-Backed Certificates, Series 2005-WL2

Property County:

DALLAS

Mortgage Servicer's Address:

3217 S. Decker Lake Dr., Salt Lake City, UT 84119

Legal Description: LOT 11, IN BLOCK A, OF ISBELL PLACE ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 96044, PAGE 2383, PLAT RECORDS, DALLAS COUNTY, TEXAS.

Date of Sale: 10/3/2017

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 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.

Shelley Ortolani, Robert Ortolani, Mary Mancuso or Michele Hreha or Cole D. Patton or Denny Tedrow
MCCARTHY & HOLTHUS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

AUG 31 PM 12:50

MH File Number: TX-08-03137-MA
Loan Type: Conventional Residential

FILED

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: 10/3/2017

Time: Between 1PM-4PM and beginning not earlier than 1PM-4PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Dallas County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/19/2015 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number, 201500072207 with JACKSTER CAREY AKA C JACKSTER CAREY (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CORNERSTONE HOME LENDING, INC. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JACKSTER CAREY AKA C JACKSTER CAREY, securing the payment of the indebtedness in the original amount of \$315,933.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Pingora Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 70, IN BLOCK C, OF LA PALAZZI, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CLERK'S FILE NO. 20080161700, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS.

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

AUG 31 PM 12:50

FILED



4632078

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Pingora Loan Servicing, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Cenlar FSB
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

Shelley Ortolani

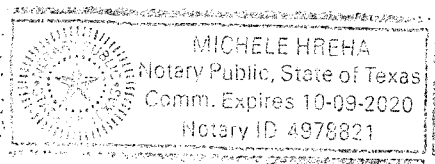
SUBSTITUTE TRUSTEE

Coury Jacobs, Esq., Jennifer A. Hooper, Esq.,
Shelley Ortolani, Mary Mancuso, Robert Ortolani,
Michele Hreha, Guy Wiggs, Russell Stockman,
David Stockman, Brenda Wiggs, Denise Boerner,
Donna Stockman, Tim Lewis, Michelle Schwartz
whose address is 1320 Greenway Drive, Suite 300
Irving, TX 75038 OR 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 whose address is 1 Mauchly
Irvine CA 92618

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared Shelley Ortolani, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of August, 2017.



Michele Hreha
NOTARY PUBLIC in and for

Dallas COUNTY
My commission expires: 10-9-2020
Print Name of Notary: Michele Hreha

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about July 27, 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 Thomas Laurence Joseph and Boban Abraham Joseph, the present owners of said real property, to Quail Run Condominium Association (the "Association"); and

WHEREAS, the said Thomas Laurence Joseph and Boban Abraham Joseph have continued to default in the payment of its/his/her/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, October 3, 2017, 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, 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:

Unit 1253, Building "N", as more particularly described in Exhibit A, attached hereto and incorporated herein by reference (4545 N. O'Connor Blvd. #1253)

WITNESS my hand this 11 day of September, 2017

QUAIL RUN CONDOMINIUM ASSOCIATION

By: *Jason R. Reed*
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3710 Rawlins Street, Suite 1400
Dallas, Texas 75219

The within notice was posted by me on the ___ day of _____, 2017, the Dallas County Courthouse in Dallas, Texas.

2017 SEP 12 PM 2:12
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

EXHIBIT A

Condominium Unit No. 1253, Building "N", and the space encompassed by the boundaries thereof, the limited common elements appurtenant thereto, together with an undivided percent interest in the general common elements located in and being part of Quail Run Condominiums, a Condominium Regime in the City of Irving, Dallas County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration for Quail Run Condominiums, together with the survey plat, by-laws and exhibits attached thereto, recorded in Volume 83168, Page 260 of the Condominium Records of Dallas County, Texas; first Supplementary Declaration to Declaration and Master Deed, filed April 17, 1984, recorded in Volume 84077, Page 4581 of the Condominium Records of Dallas County, Texas; and second Supplementary Declaration to Declaration and Master Deed filed August 23, 1990, recorded in Volume 90165, Page 972 of the Condominium Records of Dallas County, Texas.

Ilene F. Pence
2604 Timberlake Dr
Irving, TX 75062
Our file #0117-735F

ATTENTION SERVICE MEMBERS:

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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 2, 2001, Ilene F. Pence executed a Deed of Trust conveying to PRLAP, INC. , a Trustee, the Real Estate hereinafter described, to secure Bank of America, N.A. in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2214997 in the Real Property Records of Dallas County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, October 3, 2017, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

BEING LOT TWELVE (12) IN BLOCK TEN (10) OF THIRD INSTALLMENT OF COUNTRY CLUB ESTATES ADDITION, AN ADDITION TO THE CITY OF IRVING, TEXAS. ACCORDING TO THE MAP THEREOF RECORDED IN VOL. 52, PAGE 25, MAP RECORDS OF DALLAS COUNTY, TEXAS.


Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is U.S. Bank National Association, as Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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

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.

Substitute and Successor Substitute Trustees are identified below.

HARVEY LAW GROUP



Kelly L. Harvey, Texas State Bar No. 09180150
Jerry W. Mason, Texas State Bar No. 24081794
Attorneys for Mortgagee and Mortgage Servicer
Date: 8/30/2017

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2017 SEP 12 AM 11:41
FILED



**Shelley Ortolani, Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Shelley Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Guy Wiggs, Successor Substitute Trustee, or
David Stockman, Successor Substitute Trustee, or
Brenda Wiggs, Successor Substitute Trustee, or
Denise Boerner, Successor Substitute Trustee, or
Donna Stockman, Successor Substitute Trustee, or
Tim Lewis, Successor Substitute Trustee, or
Michelle Schwartz, Successor Substitute Trustee**

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

In Re: Order for Foreclosure Concerning	§	In the District Court
	§	
2604 Timberlake Dr, Irving, TX 75062	§	
	§	
Under Tex. R. Civ. P. 736	§	
	§	
Petitioner:	§	Dallas County, Texas
U.S. Bank National Association, as Trustee for Banc of America	§	
Funding 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series	§	
2008-FT1	§	
	§	
Respondent:	§	
Ronald K. Pence	§	192nd Judicial District

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE
AND FORECLOSURE**

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by U.S. Bank National Association, as Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1 ("Petitioner"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days and that this is an *in rem* proceeding.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on September 3, 2013, the Petitioner gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on January 19, 2017; and

- the loan is due for the July 20, 2013 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 2604 Timberlake Dr, Irving, Texas 75062 (the "Property") which has the following legal description:

BEING LOT TWELVE (12) IN BLOCK TEN (10) OF THIRD INSTALLMENT OF COUNTRY CLUB ESTATES ADDITION, AN ADDITION TO THE CITY OF IRVING, TEXAS. ACCORDING TO THE MAP THEREOF RECORDED IN VOL. 52, PAGE 25, MAP RECORDS OF DALLAS COUNTY, TEXAS.

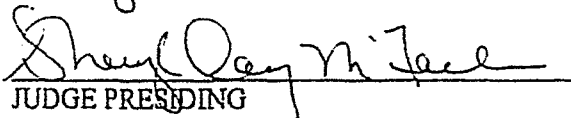
(3) The name and last known address of each respondent subject to this Order is/are:

- Ronald K. Pence, 3119 Glenmere Ct, Carrollton TX 75007.

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 2214997 of the real property records of Dallas County, Texas.

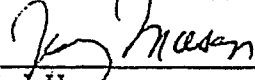
IT IS THEREFORE ORDERED that the Petitioner may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 22 day of August, 2017.


JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 
Kelly J. Harvey
SBN: 09180150
Kelly@kellyharvey.com
Jerry W. Mason
SBN: 24081794
jerry@kellyharvey.com
Margaret Ann Noles
mitzi@kellyharvey.com
SBN: 24004840
P.O. Box 131407
Houston, Texas 77219
Tel. (832) 922-4000
Fax. (832) 922-6262
ATTORNEYS FOR PETITIONER

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County
Deed of Trust Dated: April 5, 2007
Amount: \$112,000.00
Grantor(s): THELMA YANETH LAZO

Original Mortgagee: SIMON FINANCES & CONSULTING INC
Current Mortgagee: Bayview Loan Servicing, LLC

Mortgagee Address: Bayview Loan Servicing, LLC, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 20070129077

Legal Description: BEING LOT 8, IN BLOCK B, OF SOUTH MEADOWS ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 69102, PAGE 258, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: October 3, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

BRETT BAUGH OR 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 JOHN PHILLIP MARQUEZ, SUSAN BOWERS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

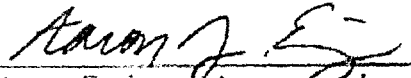
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

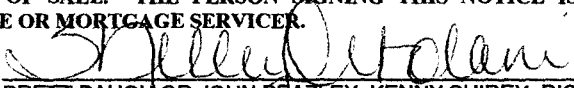
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who 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. §§ 3901 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.

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 MORTGAGEE SERVICE.


Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASSOCIATES, L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-004147


BRETT BAUGH OR 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 JOHN PHILLIP MARQUEZ, SUSAN BOWERS
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

2017 SEP 12 AM 11:42

FILED

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

Date: September 7, 2017

Trustee: Nicholas Veach

Trustee's Address: 109 N MacArthur Blvd
Irving Texas 75061

Mortgagee: Alfred Ford and Zuana Ford, a married couple

Note: Note dated March 27, 2009 in the amount of \$110,000.00

Deed of Trust

Date: March 27, 2009

Grantor: Edward Surman; and Lesi Surman

Mortgagee: Alfred Ford and Zuana Ford, a married couple

Recording information: Recorded in/under Clerks File No 200900098729, Real Property Records Dallas County, Texas.

Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 27, 2009, and recorded in Recorded in/under Clerks File No 200900098729, Real Property Records Dallas County, Texas. with Edward Surman; and Lesi Surman, grantor(s) and Alfred Ford and Zuana Ford, Lender.

Obligations Secured. Deed of Trust or Contract Lien executed by Edward Surman; and Lesi Surman securing the payment of the indebtednesses in the original principal amount of \$110,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Alfred Ford and Zuana Ford, a married couple is the current mortgagee/lender of the note and Deed of Trust or Contract Lien.

JOHN F. VAHREN
COUNTY CLERK
DALLAS COUNTY

FILED
SEP 7 10:59 AM

Property:

Being Lot 20 of Janis Addition, an addition to the City of Irving, Dallas County, Texas, according to the map thereof recorded in volume 496, page 1734, Plat Records of Dallas County, Texas..

County: Dallas

Date of Sale (first Tuesday of month): October 3, 2017

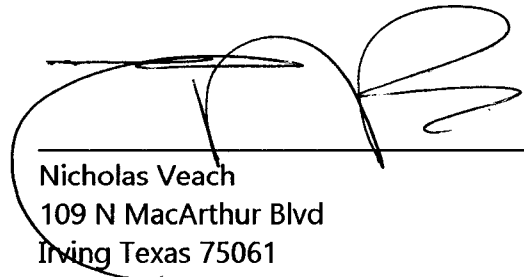
Time of Sale: The sale will begin at 10:00AM or not later than three hours after that time

Place of Sale:

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.

Nicholas Veach is Trustee under the Deed of Trust. Mortgagee 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". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Nicholas Veach
109 N MacArthur Blvd
Irving Texas 75061

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: September 8, 2017

Deed of Trust:

Date: January 27, 2017
Grantor: TAUREAN EAST, LLC, a Texas Limited Liability Company
Beneficiary: MICHAEL L. DAVIS
Trustee: TOMMY J. SWANN

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

SEP 11 PM 12:56

FILED

County Where Property Is Located: Dallas County, Texas

Substitute Trustee: KENT HALE and/or DAVID GARVIN and/or JACK BECKMAN and/or KELLY GODDARD and/or BERNICE YOUNG

Substitute Trustee's Mailing Address (including County):

9816 Slide Road, Suite 201
Lubbock, Lubbock County, Texas, 79424

Recording Information: Deed of Trust recorded in/under Instrument No. 201700033413, of the Official Public Records of Dallas County, Texas; Modification Agreement recorded in/under Instrument No. 2017-116955, of the Official Public Records of Dallas County, Texas.

Property: Lot 13, Block L, EMERALD VALLEY PHASE 3, an Addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 200503621554, Plat Records of Dallas County, Texas, together with all improvements now located on the property and all fixtures now located on the property.

Note:

Date: January 27, 2017
Amount: \$845,000.00
Debtor: Le-Mar Holdings, Inc., a Texas corporation
Holder: MICHAEL L. DAVIS

Date of Sale of Property (First Tuesday of the Month): Tuesday, October 3, 2017

Earliest Time of Sale of Property (Between 10:00 a.m. and 4:00 p.m.): 11:00 o'clock, a.m.

Place of Sale of Property:

At the place designated by the Dallas County Commissioner's Court, and if no area is designated, the sale will be held at the main entrance of the Courthouse in Dallas, Dallas County, Texas.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

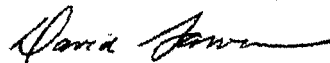
Because of default in performance of the obligations of the deed of trust, the above named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

Executed this 8th day of September, 2017.



DAVID GARVIN Substitute Trustee

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: October 03, 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 November 29, 2000 and recorded in Document VOLUME 2000241, PAGE 03411 real property records of DALLAS County, Texas, with FRANCISCO RIVERA, grantor(s) and MORTGAGE FACTORY INC., DBA MORTGAGES DIRECT, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FRANCISCO RIVERA, securing the payment of the indebtednesses in the original principal amount of \$74,962.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. MAC# X7801-014
FT. 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: _____

DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

SEP 11 PM 12:25

FILED



NOS0000006874747

EXHIBIT "A"

BEING LOT 26, IN BLOCK 13, OF REVISION OF LOTS 9 THRU 27 OF BLOCK 13 OF WESTWOOD PARK, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22, PAGE 15 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; TOGETHER WITH CERTIFICATE OF CORRECTION OF ERROR FILED JUNE 2, 1954, RECORDED IN VOLUME 4048, PAGE 251 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000006874747

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

Date of Security Instrument: February 27, 2014

Grantor(s): Zankhana Shah joined herein pro forma by her spouse, Pankaj Thakkar; and Rajeshr. Patel, a married man

Original Trustee: Allan B. Polunsky

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

Recording Information: Clerk's File No. 201400053689, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: Specialized Loan Servicing LLC

Mortgage Servicer: Specialized Loan Servicing LLC, whose address is C/O 8742 Lucent Blvd. Suite 300 Highlands Ranch, CO 80129 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.

Date of Sale: 10/03/2017 **Earliest Time Sale Will Begin:** 1:00 PM

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.

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.

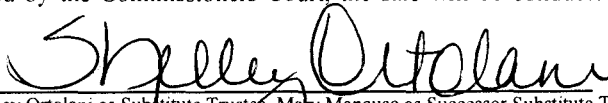
Legal Description:

LOT 1, IN BLOCK M, OF RIVERSIDE VILLAGE, PHASE 1, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CLERK'S FILE NO. 201000161763, PLAT RECORDS, DALLAS COUNTY, TEXAS.

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.

For Information:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite
900A
Houston, TX 77060
(281) 925-1526


Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Brett Baugh as Successor Substitute Trustee, Kenny Shirley as Successor Substitute Trustee, Rick Montgomery as Successor Substitute Trustee, Craig Muirhead as Successor Substitute Trustee, Clay Golden as Successor Substitute Trustee, Robert Aguilar as Successor Substitute Trustee, Brent Graves as Successor Substitute Trustee, John Beazley as Successor Substitute Trustee, Wendy Lambert as Successor Substitute Trustee, Troy Robinett as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, Aaron Parker as Successor Substitute Trustee, Mark Buleziuk as Successor Substitute Trustee, Matt Hansen 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, Frederick Britton as Successor Substitute Trustee, Terry Waters as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

FILED
DALLAS COUNTY CLERK
JOHN E. WARREN
OCT 3 11 PM 12:33



4632729

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

7/11/2005

Grantor(s)/Mortgagor(s):

NOEL MIKESKA AND SPOUSE, ERINN
MIKESKA

Original Beneficiary/Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR BLUE STAR FINANCIAL, INC.,
ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:

U.S. Bank National Association, as Trustee for
Harborview Mortgage Loan Trust 2005-10,
Mortgage Loan Pass-Through Certificates, Series
2005-10

Recorded in:

Volume: 2005139
Page: 01706
Instrument No: 3435534

Property County:

DALLAS

Mortgage Servicer:

Nationstar Mortgage, LLC is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:

8950 Cypress Waters Blvd., Coppel, TX 75019

Legal Description: LOT 13, BLOCK B, OF UNIVERSITY PARK NO. 1, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 96180, PAGE 5524, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: 10/3/2017

Earliest Time Sale Will Begin:

10:00AM

Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 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.



Shelley Ortolani, Robert Ortolani, Mary Mancuso or
Michele Hreha
or Cole D. Patton
or Denny Tedrow
MCCARTHY & HOLTHUS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-17-33670-POS
Loan Type: Conventional Residential

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

SEP 11 PM 12:35

FILED

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/13/2004
Grantor(s): CYNTHIA B. AMADOR AND SPOUSE, MIKE ANGLE AMADOR
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SUMMIT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$103,870.00
Recording Information: Book 2004201 Page 02438 Instrument 3096895
Property County: Dallas
Property: LOT 2 IN BLOCK A OF LUKE HERRING ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2004051, PAGE 174, MAP RECORDS, DALLAS COUNTY, TEXAS.
Reported Address: 1549 LUKE STREET, IRVING, TX 75061

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Bank of America, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Bank of America, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of October, 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, Suzanne Suarez or Adam Womack, 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, Suzanne Suarez or Adam Womack, 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, Suzanne Suarez or Adam Womack, 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.

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
FILED
SEP 11 PM 12:38