

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/20/2012

Grantor(s)/Mortgagor(s):
STEVEN T. JACKSON, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AFFILIATED BANK, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Affiliated Bank

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201200359947

Property County:
DALLAS

Mortgage Servicer:
Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
425 Phillips Blvd ,
Ewing, NJ 08618

Legal Description: LOT 26, BLOCK C, SALMON ESTATES NO. 8, AN ADDITION TO THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 84084, PAGE(S) 1669, MAP AND/OR PLAT RECORDS, TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 84201, PAGE 4862, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

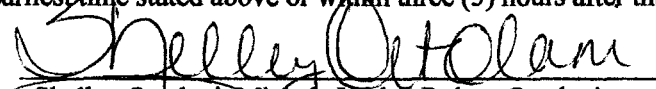
Date of Sale: 10/2/2018

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):
the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please **Send** written notice of the active duty military


Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani or E. "Ursula" B. Willie or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

sender of this notice immediately.

MH File Number: TX-17-33661-HE
Loan Type: Conventional Residential

BY _____
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2018 AUG 30 PM 12:28

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.

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 2nd day of October, 2018; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. 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 10:00 o'clock, A.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 George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

Date of Deed of Trust: November 25, 2015

Maker: Argelio Monsivais Rodriguez and wife, Ana Rosales Rodriguez

Original Trustee named in Deed of Trust: L. Scott Horne

Original amount of Secured Indebtedness: \$315,000.00

Original Beneficiary named in Deed of Trust: Starlight Homebuyers, LLC

Property described in Deed of Trust: Lot 4, Block A, as shown on the map of PECAN GROVE ESTATES, a subdivision in Dallas County, Texas, now in the Town of Sachse, Texas, filed April 6, 1966, and recorded in Volume 794, Page 835, Map Records of Dallas County, Texas. **More commonly known as 5702 Murphy Road, Sachse, Texas 75048**

Said Deed of Trust is recorded under Document No. 201500321822 in the Deed of Trust records of Dallas County, Texas.

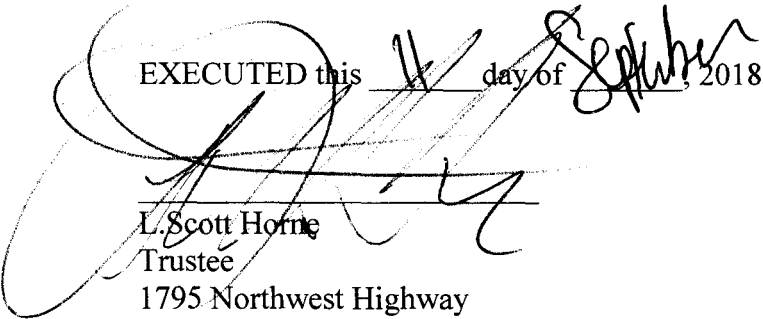
FILED

2018 SEP 11 PM 5:54
JOHN E. WARDEN
COUNTY CLERK
DALLAS COUNTY
BY _____

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. August REI LLC, Mortgage Servicer, is representing the current mortgagee, and their address is:

August REI LLC
3960 Broadway Blvd., Ste 107
Garland, TX 75043
Phone #844-286-1145

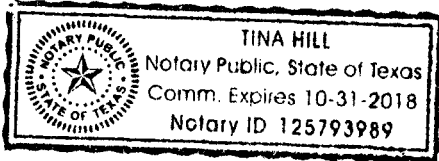
EXECUTED this 11 day of September, 2018

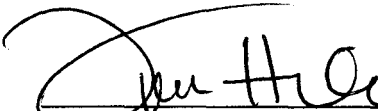

L. Scott Horne
Trustee
1795 Northwest Highway
Garland, TX 75041
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11 day of September 2018, by L.Scott Horne, known to me personally or by driver's license, in the capacity therein stated.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041