

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: September 05, 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 July 27, 2007 and recorded in Document CLERK'S FILE NO. 20070278962 real property records of DALLAS County, Texas, with HELEN H. WHITE AND JOSHUA WHITE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HELEN H. WHITE AND JOSHUA WHITE, securing the payment of the indebtednesses in the original principal amount of \$79,525.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LakeView Loan Servicing, LLC 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

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: _____

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

AUG 14 PM 3:05

FILED



NOS0000006945877

EXHIBIT "A"

UNIT NO. 247 IN BUILDING X AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF LIFESCAPE VILLAS ON DUBLIN CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION, DATED AUGUST 26, 1981, RECORDED IN /UNDER VOLUME 81167, PAGE 1862 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, WHEN TAKEN WITH ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.



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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

August 8, 2017

DEED OF TRUST:

Date: December 7, 2015
Amount: \$ 159,900.00
Grantor(s): Juan M. Rivas Arellano and Angelica A. Chavez
Mortgagee: Kathryn Ball as Trustee for Salem Drive 431 Land Trust
Po Box 1088 Rockwall, TX 75087

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

AUG -9 PM 1:18

FILED

Recording Information: CLERKS' FILE # 201500325418, Deed Records,
Dallas County, Texas

Legal Description: LOT 6, BLOCK 3, OF NORTHWAY ACRES ADDITION FIRST SECTION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 46, PAGE 165, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

ALSO KNOWN AS: 431 Salem Dr. Richardson, TX 75080

Date and Time of Sale: September 5, 2017 between the hours of 10:00 a.m. and 1:00 p.m.

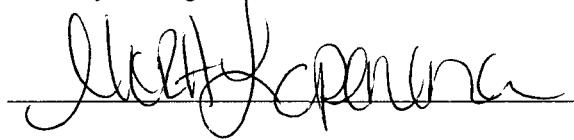
Place of Sale: The foreclosure sale will be conducted on the north side of the George Allen Courts Building which is located at 600 Commerce Street, Dallas, TX 75202, or as designated by the county Commissioners.

The undersigned has been appointed as Substitute Trustee in the place of 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.

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

EXECUTED in multiple originals on this 8th day of August 2017.



Substitute Trustee
P.O. Box 1088, Rockwall, TX 75087