

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: April 02, 2019

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 February 21, 2006 and recorded in Document CLERK'S FILE NO. 200600083516 real property records of DALLAS County, Texas, with MARGARET ANN MAHON, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARGARET ANN MAHON, securing the payment of the indebtednesses in the original principal amount of \$177,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

MICHAEL HARRISON, PAUL BARRETT, 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

FILED
2019 MAR 11 PM 2:17
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____



1811 RIDGE ROAD
CARROLLTON, TX 75006

0000006170799
Date of Sale: 04/02/2019

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. 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: _____



LOT 2, BLOCK 1, PARK TERRACE, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 68124, PAGE 1859, OF THE MAP RECORDS
OF DALLAS COUNTY, TEXAS

Cause No. DC-16-13158

WELLS FARGO BANK, N.A.,
Plaintiff,

IN THE DISTRICT COURT

v.

MARGARET ANN MAHON,
Defendant.

OF DALLAS COUNTY, TEXAS

In Re: 1811 RIDGE ROAD,
CARROLLTON, TEXAS 75006

§
§
§
§
§
§
§
§
§
§

160TH JUDICIAL DISTRICT

DEFAULT REVERSE MORTGAGE FORECLOSURE ORDER

On this day, the Court determined it had jurisdiction over the subject matter and the parties to this proceeding. After considering plaintiff, Nationstar Mortgage LLC d/b/a Champion Mortgage Company's, its successors or assigns, motion for default reverse mortgage foreclosure order, pleadings, and evidence on file the Court GRANTS the motion and finds:

1. Citation properly served on defendant(s) according to law and remained on file with the Clerk of this Court for the time prescribed by law.
2. None of the defendant(s) who were personally served are in active military service.
3. The name and last known address of defendant(s) subject to this order are:

Margaret Ann Mahon
c/o JoAnn Mathews, attorney-in-fact
1812 Foxcroft Ln.
Carrollton, Texas 75006

Margaret Ann Mahon
c/o Joseph Mahon, attorney-in-fact
1811 Ridge Road
Carrollton, Texas 75006

2. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is the current "mortgagee", as that term is defined in TEX. PROP. CODE § 51.001, of a valid Texas reverse mortgage "loan agreement", as that term is defined in TEX. BUS. & COM. CODE § 26.02, ("Loan Agreement") that was created in accordance with TEX. CONST. art. XVI § 50a(7) and secured by the real property and improvements commonly known as 1811 Ridge Road, Carrollton, Texas 75006, ("Property") and legally described as:

LOT 2, BLOCK 1, PARK TERRACE, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 682A, PAGE 189, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

3. Under TEX. CONST. art. XVI, § 50(k)(5)(D), the failure of the obligation specified in the loan documents to pay taxes and assessments on, or insure the homestead property qualified as a default event which required the payment of all principal and interest owed under the Loan Agreement. The necessary conditions precedent for plaintiff, or its successors and assigns, to exercise its rights under the security instrument by proceeding with a non-judicial foreclosure against the Property have been accomplished. Nationsstar Mortgage LLC d/b/a Champion Mortgage Company, or its successors and assigns, will enforce its security interest by conducting a non-judicial foreclosure of its lien created under TEX. CONST. art. XVI §§ 50(a)(7) and 50(k) according to TEX. CONST. art. XVI § 50(k)(11), TEX. PROP. CODE § 51.002, and the terms of the Loan Agreement. The Trustee or Substitute Trustee, appointed to conduct the sale under TEX. PROP. CODE § 51.002 is Robert Forster, Devin J. Buckland, Jeff Fleming or Lauren Christoffel, or their successor.

IT IS THEREFORE ORDERED Nationsstar Mortgage LLC d/b/a Champion Mortgage Company, or its successors and assigns, has a valid lien on the Property by way of a security instrument dated February 21, 2006 and filed under Clerk's File No. 200600083516 of the Official Public Records of Dallas County, Texas.

IT IS FURTHER ORDERED that Nationsstar Mortgage LLC d/b/a Champion Mortgage Company, or its successors or assigns in interest, according to TEX. CONST. art. XVI, § 50(k)(11) shall enforce the Loan Agreement default by foreclosing the security interest encumbering the Property pursuant to the Loan Agreement or TEX. PROP. CODE § 51.002.

IT IS FURTHER ORDERED that this Judgment serve as an Order of Foreclosure of a Reverse Mortgage Loan in accordance with TEX. CONST. ART. XVI §§ 50(a)(7) and (k)(11);

IT IS FURTHER ORDERED that a copy of this judgment shall be sent to defendant(s) with the notice of the date, time and place of the foreclosure sale.

IT IS FURTHER ORDERED if a person occupying the Property fails to surrender the possession of the premises after foreclosure, Nationsstar Mortgage LLC d/b/a Champion Mortgage Company, or its successor in interest, shall be entitled to a Writ of Possession issued in accordance with Tex. R. Civ. P. 310; and

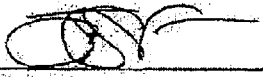
IT IS FURTHER ORDERED All costs of court are to be paid by the party by whom incurred.

All relief not granted herein is denied. This judgment disposes of all parties and all claims and is appealable.

SIGNED this 20 day of Sept., 2017.


PRESIDING JUDGE

APPROVED AS TO FORM AND SUBSTANCE:


Joseph M. Vacek
State Bar No. 24039948
4004 Belt Line Road, Suite 100
Addison, Texas 75001-4320
(972) 340-7809
(972) 341-0734 (Facsimile)
JosephV@hdfgroup.com

ATTORNEY FOR PLAINTIFF

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: April 02, 2019

Time: The sale will begin at 10:00 AM 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 20, 2013 and recorded in Document CLERK'S FILE NO. 201300387014 real property records of DALLAS County, Texas, with ROBERT A SHAW, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROBERT A SHAW, securing the payment of the indebtednesses in the original principal amount of \$194,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO 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. 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, PAUL BARRETT, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, BRENT GRAVES, CRAIG MUIRHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN

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: _____

FILED
2019 MAR 11 PM 2:18
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY



NOS00000008208886

EXHIBIT "A"

BEING LOT 32, IN BLOCK A, OF COPPERWOOD ADDITION, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 80223, PAGE 2038 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000008208886

FILED

C&S No. 44-19-0511 / Conventional / Yes / FILE NOS
Cenlar FSB

2019 MAR 11 AM 11:55

NOTICE OF TRUSTEE'S SALE

JOHN F. WARREN
COUNTY CLERK

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: January 15, 2016

Grantor(s): Allen Y Tsai and Yu Lun Chang, husband and wife
Original Trustee: Van Shaw
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Southwest Funding, LP., its successors and assigns
Recording Information: Clerk's File No. 201600020398, in the Official Public Records of DALLAS County, Texas.
Current Mortgagee: AmeriHome Mortgage Company, LLC
Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department, 425 Phillips Blvd, Ewing, NJ 08618 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 22, IN BLOCK 2 OF THE COUNTRY PLACE TOWNHOUSE ADDITION, SECTION THREE, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 72039, PAGE 309, MAP RECORDS, DALLAS COUNTY, TEXAS.

Date of Sale: 04/02/2019 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, Mary Mancuso, Brett Baugh, Kenny Shirey, Rick Montgomery, Craig Muirhead, Clay Golden, Robert Aguilar, Brent Graves, John Beazley, Wendy Lambert, Troy Robinett, Robert Ortolani, Michele Hreha, Aaron Parker, Mark Buleziuk, Matt Hansen, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Frederick Britton, Terry Waters, Michelle Schwartz, Francesca Ortolani, Kathy Arrington, Thomas Delaney, Danya Gladney or Lisa Cockrell as 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 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.

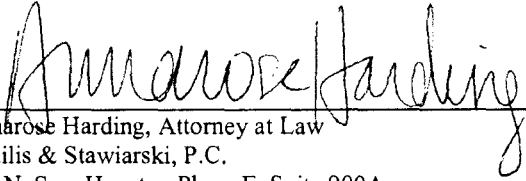


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

Executed on this the 7th day of March, 2019.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618


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. 44-19-0511 / Conventional / Yes
Cenlar FSB

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 §
 § NOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 16th day of January, 2019, a Notice of Lien was filed of record at Document No. 201900014230, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **MICHAEL WARD**, the present owner of said real property, to Ridgeline Townhomes at Carrollton Owners' Association, Inc. (the "Association"); and

WHEREAS, the said **MICHAEL WARD** has continued to default in the payment of the 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 owner to the Association.

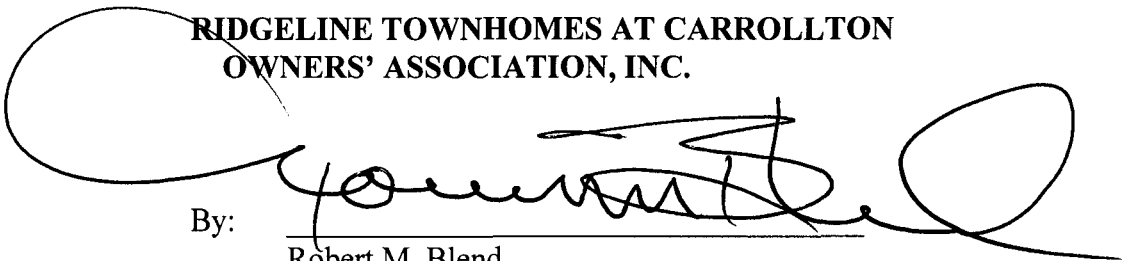
NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of April, 2019, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce 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 11th day of March, 2019.

RIDGELINE TOWNHOMES AT CARROLLTON OWNERS' 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 11th day of March, 2019, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

2019 MAR 11 AM 10:39

FILED

SIGNATURE

Print Name

EXHIBIT "A"

BEING UNIT NO. 2, IN BUILDING F, AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF RIDGELINE TOWNHOMES AT CARROLLTON, A CONDOMINIUM REGIME SITUATED IN THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION, RECORDED IN VOLUME 83036, PAGE 2817, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS; and having the street address of 2240 Tarpley Road, #101, Carrollton, Texas.

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 §
 §
COUNTY OF DALLAS §

NOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 14th day of January, 2019, a Notice of Lien was filed of record at Document No. 201900010720, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **CERBERUS SFR HOLDINGS L.P., a Delaware limited partnership**, the present owner of said real property, to Ridgeline Townhomes at Carrollton Owners' Association, Inc. (the "Association"); and

WHEREAS, the said **CERBERUS SFR HOLDINGS L.P., a Delaware limited partnership**, has continued to default in the payment of the 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 owner to the Association.

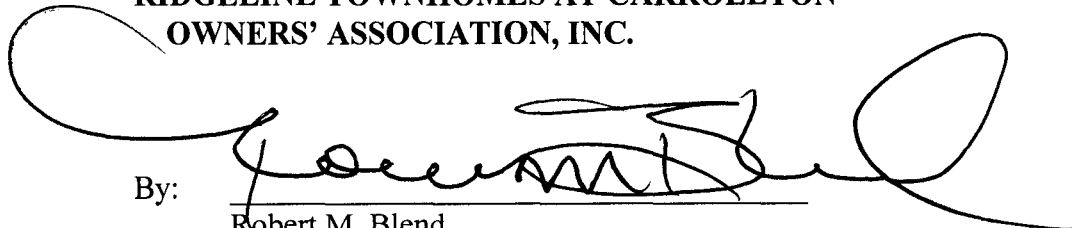
NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of April, 2019, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce 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 11th day of March, 2019.

**RIDGELINE TOWNHOMES AT CARROLLTON
OWNERS' 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 11th day of March, 2019, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

BY _____
DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

SIGNATURE

2019 MAR 11 AM 10:39

Print Name

FILED

EXHIBIT "A"

UNIT 4, BUILDING F, TOGETHER WITH AN UNDIVIDED .5599% INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO, OF RIDGELINE TOWNHOMES OF CARROLLTON, A CONDOMINIUM PROJECT TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN VOLUME 83036, PAGE 2817, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS, and having the street address of 2240 Tarpley Road, #104, Carrollton, Texas.