

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/26/2000

Grantor(s)/Mortgagor(s):
WHAYLAND WEBB AND TERRIE WEBB,
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
KAUFMAN AND BROAD MORTGAGE COMPANY,
AN ILLINOIS CORPORATION

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Recorded in:
Volume: 2001030
Page: 02676
Instrument No: 1282839

Property County:
DALLAS

Mortgage Servicer:
Bank of America, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

Legal Description: LOT 35, BLOCK R, WINDSOR PARK, PHASE TWO, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 88205 PAGE 224, MAP RECORDS OF DALLAS COUNTY, TEXAS.


Date of Sale: 4/2/2019

Earliest Time Sale Will Begin: 10 AM

Place of Sale of Property: George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 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 member of 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


John Beazley, Kenny Skirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Brent Graves, Wendy Lambert, Terry Waters, Shawn Schiller, Matthew Hansen, Logan Thomas, Guy Wiggs, Russell Stockman, David Stockman, Tim Lewis, Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2019 FEB 28 AH 11: 54

FILED

service to the sender of this notice immediately.

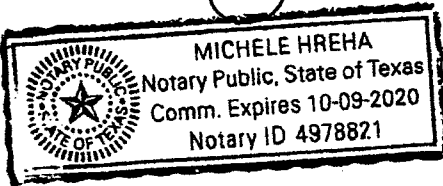
MH File Number: TX-18-69203-POS
Loan Type: FHA

STATE OF TEXAS
COUNTY OF Dallas §

Before me, the undersigned Notary Public, on this day personally appeared Shelley Ortolani as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28 day of February 2019

Michele Hreha
Notary Public
Signature



NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
JONES, THURSTON
922 NIKKI DRIVE, CEDAR HILL, TX 75104

VA 494961250085
Firm File Number: 18-031248

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 16, 2014, THURSTON D JONES AND MICHELE JONES, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to SCOTT R VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MOVEMENT MORTGAGE LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 201400325126, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant to Section §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.

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

LOT 6, BLOCK D, OF HIDDEN LAKES, PARKERVILLE HOLDINGS, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS, COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN INSTRUMENT NO. 20070105016, OF THE MAP RECORDS, OF DALLAS COUNTY, TEXAS.

Property Address: 922 NIKKI DRIVE
CEDAR HILL, TX 75104
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.



SUBSTITUTE TRUSTEE

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, Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso or Francesca Ortolani
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

2019 FEB 28 AM 11:55
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
TEXAS

FILED

Property: 708 Oakhill Lane, Cedar Hill, TX 75104

FILED

2019 MAR 11 PM 2:42

NOTICE OF SUBSTITUTE TRUSTEE SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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

**Being Lot 1, Block "A", Woodridge Country Estates, No. 1, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map thereof recorded in Volume 75085, Page 106, Map Records Dallas County, Texas.
A.P.N.: 106049500010010000.**

Commonly known as: 708 Oakhill Lane, Cedar Hill, TX 75104

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded as Document No. 201800239384 of the Real Property Records of Dallas County, Texas, filed on September 6, 2018.

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

Date: April 2, 2019

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: Dallas County Courthouse in Dallas, Texas, at the following location: On the Northside of the George Allen Courts Building Facing Commerce Street Below the Overhang or as Designated by the County Commissioners.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled 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 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 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 nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement executed by Michelle N. Moss and Darius Devohn Moss.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by Michelle N. Moss and payable to the order of Homewood Mortgage, LLC. Homewood Mortgage, LLC, the current owner and holder of the obligations and is the beneficiary under the deed of trust.

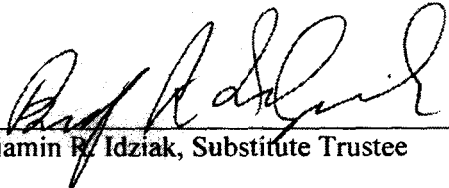
The Beneficiary's address is:

Homewood Mortgage, LLC
18170 Dallas Pkwy., Ste. 304
Dallas, Texas 75287

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary 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.

8. **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.**

Dated: March 11, 2019


Benjamin R. Idziak, Substitute Trustee

c/o Benjamin R. Idziak PC
P. O. Box 671
Bedford, TX 76095
Telephone (469) 635-8218

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 October 28, 2011 and recorded in Document CLERKS FILE NO 201100289789 real property records of DALLAS County, Texas, with ANDREA PHARMS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ANDREA PHARMS, securing the payment of the indebtednesses in the original principal amount of \$114,206.00, 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, 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: _____

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



NOS00000007942683

EXHIBIT "A"

BEING LOT 13, BLOCK 13, CEDAR CREST ADDITION, PHASE III-A, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2004210, PAGE 214, MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000007942683

Marcus Allen and Christe Allen
1152 Shadywood Drive
Cedar Hill, Texas 75014
Our file #1218-001F

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 June 24, 2003, Marcus Allen and Christe Allen executed a Deed of Trust conveying to Thomas E. Black, Jr., a Trustee, the Real Estate hereinafter described, to secure Mortgage Factory, Inc. D/B/A Mortgages Direct in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2427430, Volume 2003136, Page 3365 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.

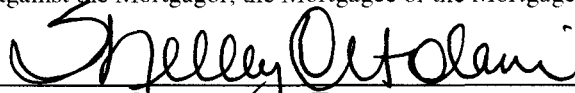
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 2, 2019, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is 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 10 am and not later than 1 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 14, IN BLOCK Q, OF WINDSOR PARK TWO, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 88205, PAGE 224, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Rushmore Loan Management Services, LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Rushmore Loan Management Services, LLC and the mortgagee have entered into an agreement granting Rushmore Loan Management Services, LLC authority to service the mortgage. Rushmore Loan Management Services, LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is US Bank NA as Legal Title Trustee for Truman 2012 SC2 Title Trust. Pursuant to the Servicing Agreement, Rushmore Loan Management Services, LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Rushmore Loan Management Services, LLC, 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, Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Ste. 100, Irvine, CA 92618.

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.



Shelley Ortolani, Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Francesca Ortolani, Successor Substitute Trustee

FILED
DALLAS COUNTY
COURT CLERK
JOHN F. WARREN

2019 MAR 11 AM 11:50

FILED

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

19-249452

FILED

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

2019 MAR 7 AM 11:30
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Deed of Trust Date: February 10, 2007	Original Mortgagor/Grantor: VICKI LYNNE EDWARDS AND PHILLIP HOWARD EDWARDS III
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CVI CGS MORTGAGE LOAN TRUST I
Recorded in: Volume: N/A Page: N/A Instrument No: 20070064226	Property County: DALLAS
Mortgage Servicer: NEWREZ LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$171,281.00, executed by VICKI LYNNE EDWARDS AND PHILLIP HOWARD EDWARDS III ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 1606 FOREST CREEK DR, CEDAR HILL, TX 75104

Legal Description of Property to be Sold: LOT 39, BLOCK P, OF BEAR CREEK RANCH, PHASE I, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 2005077, PAGE 18 OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.

Date of Sale: April 02, 2019	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CVI CGS MORTGAGE LOAN TRUST I, the owner and holder of the Note, has requested Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



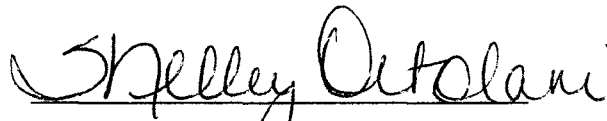
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CVI CGS MORTGAGE LOAN TRUST I* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 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 TRUSTEE

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

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 OR 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 to be sold is described as follows: BEING LOT 19, IN BLOCK 4, OF MEADOWS AT HIGH POINT, PHASE I, AN ADDITION TO THE CITY OF CEDAR HILL, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 85099, PAGE 2636, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/10/2003 and recorded in Document 2450354 real property records of Dallas County, Texas.

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

Date: 04/02/2019

Time: 01:00 PM

Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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.

5. Obligations Secured. The Deed of Trust executed by KARRAS JACKSON AND MAVIS JACKSON, provides that it secures the payment of the indebtedness in the original principal amount of \$142,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, Donna Stockman or David Stockman, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, Donna Stockman or David Stockman
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2019 MAR - 7 AM 9:34

FILED

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 9 - Phase Two, filed of record on July 18, 2002 under Instrument No. 200201912334, of the Official Public Records of Dallas County, Texas (hereinafter referred to as the "Declaration"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Property Owners Association of Lake Ridge, on January 15, 2014, March 3, 2017, March 17, 2017 and May 11, 2018, sent notice of default in payment of assessments to **RAYMOND A. BARLOW II, a married person**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **RAYMOND A. BARLOW II, a married person**, have continued to default in the payment of their indebtedness to Property Owners Association of Lake Ridge and the same is now wholly due, and Property Owners Association of Lake Ridge, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Property Owners Association of Lake Ridge.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of April, 2019, between 10:00 a.m. and 4:00 p.m., **Property Owners Association of Lake Ridge** will sell the herein described real estate (including any improvements thereon) at public auction at the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and any statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.

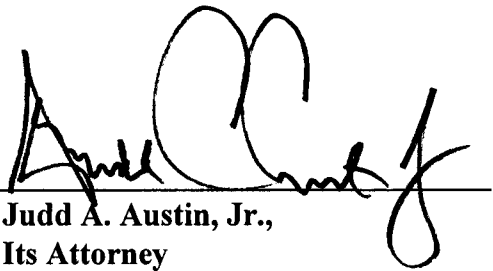
Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2019 MAR 12 PM 12:55

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.

WITNESS my hand this 12th day of March, 2019.

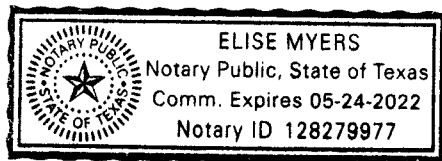
**PROPERTY OWNERS ASSOCIATION
OF LAKE RIDGE**

By: 
Judd A. Austin, Jr.,
Its Attorney

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, Jr., attorney for Property Owners Association of Lake Ridge, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, this 12th day of March, 2019.




Notary Public, State of Texas

PREPARED BY:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

EXHIBIT "A"

Being Lot 1731, of LAKE RIDGE, Section 9, Phase 2, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map/Plat thereof, recorded in Volume 2002139, Page 7, of the Map Records of Dallas County, Texas (the "Property").