

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**FILED**

**DALLAS County**  
**Deed of Trust Dated:** October 31, 2006  
**Amount:** \$107,920.00  
**Grantor(s):** JOSE REYNA

2019 FEB 28 AM 11:53

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**Original Mortgagee:** AMERICA'S WHOLESALE LENDER  
**Current Mortgagee:** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24

**Mortgagee Servicer and Address:** c/o NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826  
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

**Recording Information:** Document No. 200600409860

**Legal Description:** LOT 2, IN BLOCK 1, OF WALTON TERRACE, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 41, PAGE 205, PLAT RECORDS, DALLAS COUNTY, TEXAS.

**Date of Sale:** April 2, 2019 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.

BRENT GRAVES OR CRAIG MUIRHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, SHELLEY ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON, VANESSA MCHANEY OR JOHN PHILLIP MARQUEZ 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 MORTGAGE SERVICER.**



KIM ELLEN LEWINSKI, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2015-003394



BRENT GRAVES OR CRAIG MUIRHEAD, AARON PARKER,  
LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL,  
CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN,  
TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ,  
RUSSELL STOCKMAN, ~~SHELLEY ORTOLANI~~, GUY WIGGS,  
DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER,  
DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ,  
MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT  
ORTOLANI, MARY MANCUSO, KATHY ARRINGTON,  
VANESSA MCHANEY OR JOHN PHILLIP MARQUEZ  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DALLAS County  
Deed of Trust Dated: April 15, 2009  
Amount: \$232,900.00  
Grantor(s): EDWARD KENNEDY and JENNIFER KENNEDY

Original Mortgagee: PRIMELENDING, A PLAINSCAPITAL COMPANY  
Current Mortgagee: SPECIALIZED LOAN SERVICING LLC

Mortgagee Address: SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

Recording Information: Document No. 200900118297

Legal Description: LOT 11, BLOCK 10, OF PARKVIEW ESTATES NO 3, SECOND SECTION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 48, PAGE 203, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: April 2, 2019 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.

BRENT GRAVES OR CRAIG MUIRHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, SHELLEY ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON, VANESSA MCHANEY OR JOHN PHILLIP MARQUEZ 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.

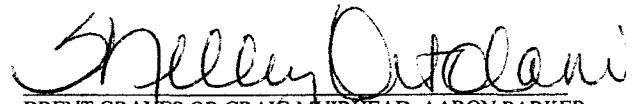
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

2019 FEB 28 AM 11:53  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

**FILED**



KIM ELLEN LEWINSKI, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2019-000141



BRENT GRAVES OR CRAIG MUIRHEAD, AARON PARKER,  
LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL,  
CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN,  
TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ,  
RUSSELL STOCKMAN, SHELLEY ORTOLANI, GUY WIGGS,  
DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER,  
DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ,  
MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT  
ORTOLANI, MARY MANCUSO, KATHY ARRINGTON,  
VANESSA MCHANEY OR JOHN PHILLIP MARQUEZ  
c/o Auction.com, LLC  
I Mauchly  
Irvine, California 92618

FILED

2019 MAR 11 AM 11:55

C&S No. 44-19-0032 / FHA / No / RECORD NOS  
Ditech Financial LLC

**NOTICE OF TRUSTEE'S SALE**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

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 & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: June 25, 2003

Grantor(s): Becky Champagne, Eugene R Champagne, wife and husband  
Original Trustee: Thomas E. Black, Jr.  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Shelter Mortgage Company, L.L.C., its successors and assigns  
Recording Information: Vol. 2003 130, Page 01486, or Clerk's File No. 2415113, in the Official Public Records of DALLAS County, Texas.  
Current Mortgagee: Ditech Financial LLC  
Mortgage Servicer: Ditech Financial LLC, whose address is C/O 3000 Bayport Drive, Suite 880, Tampa, FL 33607 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 11, BLOCK "I" OF RICHARDSON TERRACE NO. 2, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 35, PAGE 71, OF THE MAP RECORDS OF 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, Robert Ortolani, Michele Hreha, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, 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.



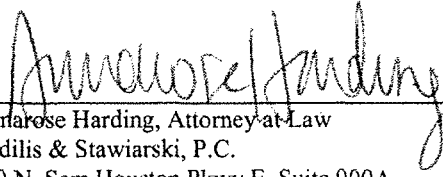
4687501

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:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

  
\_\_\_\_\_  
Annarose Harding, Attorney at Law  
Codilis & Stawiariski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

STATE OF TEXAS

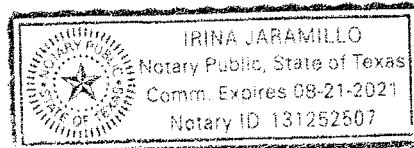
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose Harding as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

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



Notary Public  
Signature



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&S No. 44-19-0032 / FHA / No  
Ditech Financial LLC

FILED

19-256064

Notice of Substitute Trustee's Sale

2019 MAR -7 AM 11:30

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)

COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

Deed of Trust Date: August 19, 2002	Original Mortgagor/Grantor: BLAKE HOLLERS AND PATRICIA HOLLERS F/K/A PATRICIA PLATKO
Original Beneficiary / Mortgagee: NTFN, INC. D/B/A PREMIER NATIONWIDE LENDING	Current Beneficiary / Mortgagee: DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC
Recorded in: Volume: 169 Page: 2011 Instrument No: 1967011	Property County: DALLAS
Mortgage Servicer: Ditech Financial LLC	Mortgage Servicer's Address: 2100 E Elliot Rd Building 94, Mail Stop T-325 Tempe, AZ 85284

\* 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 \$87,300.00, executed by BLAKE HOLLERS AND PATRICIA HOLLERS ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 1006 LINDALE LN, RICHARDSON, TX 75080

Legal Description of Property to be Sold: BEING LOT 8, BLOCK 7, OF FLOYD TERRACE ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 41, PAGE 7, 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, DITECH FINANCIAL LLC, the owner and holder of the Note, has requested 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, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618 or 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 DITECH FINANCIAL LLC 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, 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, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618 or 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 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, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618 or 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.**

/s/William Attmore

William Attmore

Attorney for DITECH FINANCIAL LLC

State Bar No.:24064844

wattmore@rascrane.com

RAS CRANE, LLC / Attorney for Mortgagee

1900 Enchanted Way, Suite 125

Grapevine, TX 76051

Telephone: 817-873-3080

Facsimile: (817)796-6079