

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County
Deed of Trust Dated: January 10, 2017
Amount: \$225,834.00
Grantor(s): PROS SOK and SAROM PHO

2019 FEB 28 AM 11:52

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Original Mortgagee: FLAGSTAR BANK, FSB
Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Mortgagee Servicer and Address: c/o LOANCARE, P.O. Box 2026, Flint, MI 48501
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. 201700012666

Legal Description: LOT 1, BLOCK G OF WATERVIEW PHASE 12, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2001076, PAGE 2959 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS
A.P.N.:440236100G0010000

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, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2019-008560



BRENT GRAVES OR CRAIG MURHEAD, 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 MCHANAY OR JOHN PHILLIP MARQUEZ
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

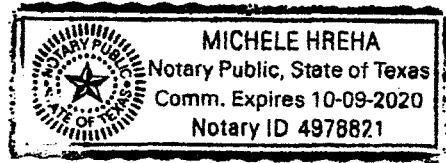
STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, on this 28 day of February 2019 personally appeared Shelley Ortolani, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Michelle Hreha
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-008560



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County

Deed of Trust Dated: August 23, 2002

Amount: \$198,900.00

Grantor(s): ROBERTO JIMENEZ and RUBI R JIMENEZ

Original Mortgagee: CH MORTGAGE COMPANY I, LTD.

Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Servicer and Address: c/o CENLAR FSB, 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

Recording Information: Document No. 1968740

Legal Description: BEING LOT 2 IN BLOCK A OF MAGNOLIA SPRINGS, PHASE 3A & 3B, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN VOLUME 2001190, PAGE 159 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.

BY _____
DALLAS COUNTY CLERK
JOHN F. WARREN

2019 FEB 28 AM 11:53

FILED



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2019-008487



BRENT GRAVES OR CRAIG MUIRHEAD, AARON PARKER,
LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL,
CARY CORENBUM, 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 Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

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: 04/02/2019

Time: Between 1PM-4PM and beginning not earlier than 1PM-4PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Dallas County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/04/2008 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number, 20080389123 with Viet Van Vuong and Nga Vu (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company Ltd. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Viet Van Vuong and Nga Vu, securing the payment of the indebtedness in the original amount of \$143,564.00, 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. LOT 3, BLOCK "C", CASTLE HILL ESTATES, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2005082, PAGE 186, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

FILED
2019 FEB 28 AM 11:50
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY



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 §51.002, 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:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Shelley Ortolani

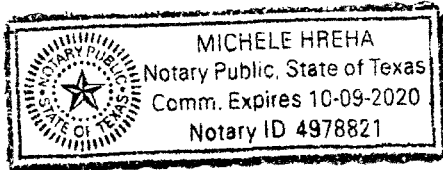
SUBSTITUTE TRUSTEE

Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Robert Ortolani, Michelle
Schwartz, Guy Wiggs, David Stockman, Brenda
Wiggs, Denise Boerner, Donna Stockman, Tim
Lewis, Kathy Arrington,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared Shelley Ortolani, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of February, 2019.



Michele Hreha
NOTARY PUBLIC in and for
Dallas COUNTY
My commission expires: 10-9-2020
Print Name of Notary: Michele Hreha

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

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 January 05, 2009 and recorded in Document CLERK'S FILE NO. 200900014715; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO. 201500294654 AND CLERK'S FILE NO. 201600304077 real property records of DALLAS County, Texas, with BRADEN BELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRADEN BELL, securing the payment of the indebtednesses in the original principal amount of \$226,778.00, 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

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001, 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: _____

Certificate of Posting

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2019 FEB 28 AM 9:44

FILED



NOS0000006879407

EXHIBIT "A"

BEING LOT 6, BLOCK A OF SPRINGFIELD ESTATES PHASE B, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94053, PAGE 3451, PLAT RECORDS, DALLAS COUNTY, TEXAS.



NOS0000006879407

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 August 31, 2004 and recorded in Document VOLUME 2004172, PAGE 00835 real property records of DALLAS County, Texas, with BIRKNESH ASCHENAKI, grantor(s) and ABN AMRO MORTGAGE GROUP, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BIRKNESH ASCHENAKI, securing the payment of the indebtednesses in the original principal amount of \$147,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE MAILSTOP 015
GREENVILLE, SC 29601

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 2:17
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY



NOS0000007992100

EXHIBIT "A"

BEING LOT 12 BLOCK 17 OF LAKEWOOD POINTE, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP THEREOF RECORDED IN VOLUME 99252, PAGE 1 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, TOGETHER WITH A CERTIFICATE OF CORRECTION RECORDED IN VOLUME 2003193, PAGE 6662, DEED RECORDS, DALLAS COUNTY, TEXAS.



NOS0000007992100

Amanda Martin and Miguel Martin
3308 Auburn Drive
Rowlett, Texas 75088
Our file #1216-479F

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 May 10, 2006, Amanda Martin and Miguel Martin executed a Deed of Trust conveying to Netco, Inc., a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Company, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 200600178432 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 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

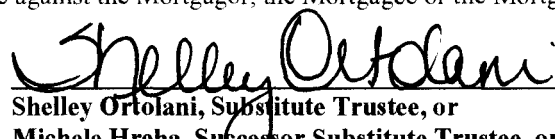
Said Real Estate is described as Follows: In the County of Dallas, State of Texas:

LOT 28, IN BLOCK "F" OF COLLEGE PARK, NO.2, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83243, PAGE 2429, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AS AMENDED BY CERTIFICATE OF CORRECTION OF ERROR FILED JANUARY 11, 1984, RECORDED IN VOLUME 84009, PAGE 3313, AS AMENDED BY CERTIFICATE OF CORRECTION OF ERROR FILED MARCH 26, 1984, RECORDED IN VOLUME 84961, PAGE 1100, DEED RECORDS, DALLAS COUNTY, TEXAS.

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is U.S. Bank National Association, As Trustee For Asset Backed Securities Corporation Home Equity Loan Trust, Series MO 2006-HE6, Asset Backed Pass-Through Certificates, Series MO 2006-HE6. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 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, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

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


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, or
Shelley Ortolani, Successor Substitute Trustee, or

DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2019 MAR 11 AM 11:50

FILED

**Mary Mancuso, Successor Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Francesca Ortolani, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Michelle Schwartz, Successor Substitute Trustee, or
Guy Wiggs, Successor Substitute Trustee, or
David Stockman, Successor Substitute Trustee, or
Brenda Wiggs, Successor Substitute Trustee, or
Denise Boerner, Successor Substitute Trustee, or
Donna Stockman, Successor Substitute Trustee, or
Tim Lewis, Successor Substitute Trustee, or
Kathy Arrington, Successor Substitute Trustee**

CAUSE NO. DC-18-04008

IN RE ORDER FOR FORECLOSURE
CONCERNING

3308 AUBURN DRIVE,
ROWLETT, TEXAS 75088

UNDER TEX. R. CIV. PROC. 736

§
§
§
§
§
§

IN THE DISTRICT COURT OF

DALLAS COUNTY, TEXAS

116th JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE
AND FORECLOSURE**

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by U.S. Bank National Association, As Trustee For Asset Backed Securities Corporation Home Equity Loan Trust, Series MO 2006-HE6, Asset Backed Pass-Through Certificates, Series MO 2006-HE6 ("Petitioner"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days and that this is an *in rem* proceeding.

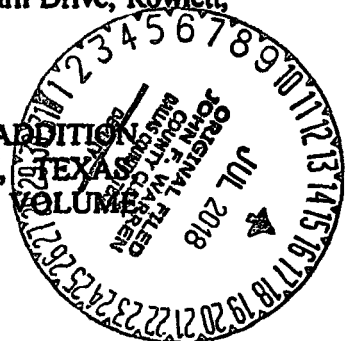
Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on October 4, 2016, the Petitioner gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on December 9, 2016; and
- the loan is due for the August 1, 2016 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 3308 Auburn Drive, Rowlett, Texas 75088 (the "Property") which has the following legal description:

LOT 28, IN BLOCK "F" OF COLLEGE PARK, NO.2, AN ADDITION
TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME



83243, PAGE 2429, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AS AMENDED BY CERTIFICATE OF CORRECTION OF ERROR FILED JANUARY 11, 1984, RECORDED IN VOLUME 84009, PAGE 3313, AS AMENDED BY CERTIFICATE OF CORRECTION OF ERROR FILED MARCH 26, 1984, RECORDED IN VOLUME 84961, PAGE 1100, DEED RECORDS, DALLAS COUNTY, TEXAS.

(3) The name and last known address of each respondent subject to this Order is/are:

- Amanda Martin, 3308 Auburn Drive, Rowlett, Texas 75088
- Miguel Martin, 3308 Auburn Drive, Rowlett, Texas 75088

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 200600178432 of the real property records of Dallas County, Texas.

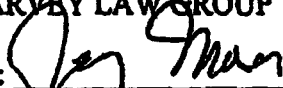
IT IS THEREFORE ORDERED that the Petitioner may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

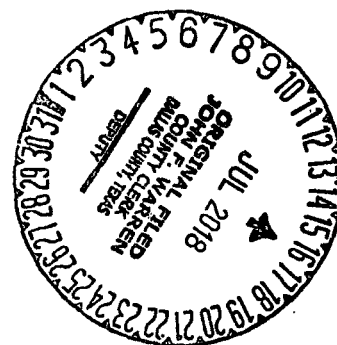
SIGNED this 26th day of June, 2018.


JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 
Kelly J. Harvey
SBN/09180150
Kelly@kellyharvey.com
Jerry W. Mason
SBN: 24081794
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P.O. Box 131407
Houston, Texas 77219
Tel. (832) 922-4000
Fax. (832) 922-6262
ATTORNEYS FOR PETITIONER



NOTICE OF FORECLOSURE SALE

FILED

March 11, 2019

2019 MAR 11 AM 11:50

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Deed of Trust ("Deed of Trust"):

- Dated: Effective October 13, 2016
- Grantor: Jose Alfredo Mendoza and wife, Glorisel Meza Ramirez, and Roger Alfredo Mendoza, a single person
- Trustee: L. Scott Horne
- Lender: Frog Holler Investments, LLC
- Recorded in: Document No. 201600307970 of the real property records of Dallas County, Texas
- Secures: Real Estate Lien Note ("Note") in the original principal amount of \$330,000.00, executed by Jose Alfredo Mendoza and wife, Glorisel Meza Ramirez, and Rodger Alfredo Mendoza (collectively "Borrower") and payable to the order of Lender
- Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto
- Substitute Trustee: Dennis F. Houfek
- Substitute Trustee's Address: P.O. Box 260326, Plano, Texas 75026
- Foreclosure Sale:
- Date: Tuesday, April 2, 2019
- Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 A.M.**
- Place: North side of courthouse facing Commerce Street below the overhang
- 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

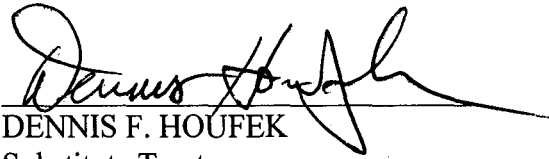
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, Substitute 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 Substitute Trustee.

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..

A handwritten signature in black ink, appearing to read "Dennis Houfek", written over a horizontal line.

DENNIS F. HOUFEK

Substitute Trustee

houfeklaw@verizon.net

P.O. Box 260326

Plano, Texas 75026

(214) 724-0629

**LOT 8, IN BLOCK F, OF TOLAR BAY, AN ADDITION TO THE CITY OF ROWLETT,
DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN
VOLUME 78199, PAGE 63, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.**

(Also known as 3104 Cambridge Dr. Rowlett, Texas 75088)

EXHIBIT A