

Notice of [Substitute] Trustee 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: 08/06/2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING
COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS
OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS
THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS
DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 611 Oriole Boulevard Apt./Unit2104, Duncanville, TX 75116

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/09/2004 and recorded 12/16/2004 in Book 2004243 Page 08643 Document 3175169, real property records of Dallas County, Texas, with Stacy A. Jones, A Single woman, grantor(s) and ARGENT MORTGAGE COMPANY, LLC, as Lender, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WLLI, as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint 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, 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Stacy A. Jones, A Single woman, securing the payment of the indebtedness in the original principal amount of \$56,250.00, 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, NATIONAL ASSOCIATION, AS TRUSTEE FOR PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WLLI is the current mortgagee of the note and deed of trust or contract lien.

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2019 JUN 25 PM 2:10

FILED

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6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

UNIT NO. 2104, BUILDING T, OF DEERCHASE CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF DUCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION THEREOF RECORDED IN VOLUME 84022, PAGE 2799 OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS; AND AS AFFECTED BY SUPPLEMENTAL DECLARATION OF MERGER AND ANNEXATION, RECORDED IN VOLUME 84177, PAGE 1142, DEED RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH ANY LIMITED COMMON ELEMENTS AND THE UNDIVIDED PERCENTAGE INTEREST IN THE GENERAL COMMON ELEMENTS APPURTENANT THERETO.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

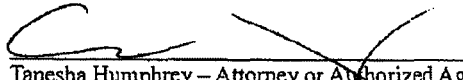
Phone: 877-744-2506

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9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

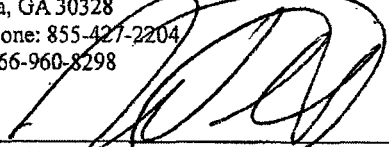
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: June 20, 2019



Tanesha Humphrey – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd. NE; Bldg. 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



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, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, DONNA STOCKMAN OR DAVID STOCKMAN - Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am _____ Certificate of Posting
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.

Notice of Trustee's Sale

Date: **June 28, 2019**
Trustee: **Lee J. Schmitt**
Mortgagee: **Nextlots Now LLC., a Texas Limited Partnership**
Note: **September 26, 2017, Principal Amount \$78,000.00**

Deed of Trust

Date: **September 26, 2017**
Grantor: **Pablo Becerra**
Faviola Becerra
Mortgagee: **Nextlots Now LLC., a Texas Limited Partnership**

Recording information: Deed of Trust and Promissory Note


Property Being Lot 20.1 96x200x52x28x44x192 Of Crestview Situated In City Block C In The City Of Duncanville, Dallas County, Texas As Shown By Deed Recorded In Volume 2002037 Page 5508 Of The Deed Records Of Dallas County, Texas And More Fully Described In The Deed And Incorporated Herein For All Purposes, And More Commonly Addressed As 626 Crestside Drive, Duncanville, Dallas County, Texas, Account No. 60038500030200100.

Being Lot 21 Of Crestview Situated In City Block C In The City Of Duncanville, Dallas County, Texas As Shown By Deed Recorded In Volume 2002048 Page 3230 Of The Deed Records Of Dallas County, Texas And More Fully Described In The Deed And Incorporated Herein For All Purposes, And More Commonly Addressed As 628 Crestside Drive, Duncanville, Dallas County, Texas, Account No. 60038500030210000
(Address: 626/628 Crestside Dr. Duncanville, Dallas County, Texas 75137)

County: **Dallas County**
Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**
Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**
Date of Sale (first Tuesday of month): **August 6, 2019**
Time of Sale: **10:00 am**
Place of Sale: **Dallas County Courthouse**

Lee J. Schmitt is Trustee under the Deed of Trust/Nextlots Now LLC, a Texas Limited Partnership Company has appointed **Lee J. Schmitt** as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the **August 6, 2019**, Trustee will offer the Property for sale at public auction at the **Dallas County Courthouse, Dallas, Texas**, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the **10:00 AM**, and sale will be conducted no later than three hours thereafter.


628-19
Lee J. Schmitt, Trustee

2019 JUL -2 AM 10:47
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED