

Notice of Sale

FILED



Address 368 Valley Park Dr.
Garland, TX 75043

2019 JUL 16 PM 1:30

Property: **Lot 7, Block 6, CENTRE VILLA**, a resubdivision of the north half of Block 6 and all of Blocks 7, 8, and 9 of the Meadowcreek Park, Sixth Section, an addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof recorded in Volume 71156, Page 2838 of the Map Records of Dallas County, Texas

Sale Information:

Date of Sale: August 6, 2019

Time of Sale: 1:00 p.m. or within three hours thereafter

Place of Sale: The area outside on the northside of the George Allen Courts Building facing Commerce Street below the overhand or the place designated by the Dallas County Commissioner's Court

Owners: **JEROME D. PORTER AND MARTHA LAURA REYES**

WHEREAS, Owner purchased the above property in **Centre Villa**, a resubdivision of the north half of Block 6 and all of Blocks 7, 8, and 9 of the Meadowcreek Park, Sixth Section, subject to the Deed Restrictions recorded at Volume 71110, Page 1926 of the Deed Records of Dallas County, Texas, the Declaration recorded at Volume 99250, Page 5738 of the Real Property Records of Dallas County, Texas, and the bylaws of Las Mariposas Townhouse Homeowners Association, Inc. (collectively referred to hereafter as the "Declaration"), which said Declaration provided for an Assessment Lien; and

WHEREAS, Las Mariposas Townhouse Homeowners Association, Inc. has an Assessment Lien recorded as Instrument Number 201700296590 in the real property records of Dallas County, Texas; and

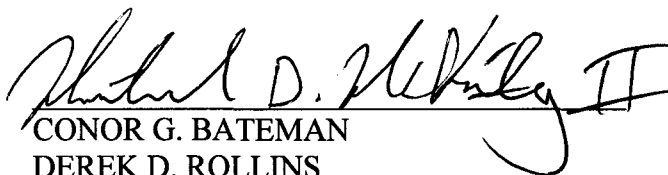
WHEREAS, default has occurred in the payment of the assessments pursuant to said declaration and the same are now wholly due, and Las Mariposas Townhouse Homeowners Association, Inc., the owner and holder of the unpaid assessments, has requested the undersigned to sell said property to satisfy said indebtedness; and

WHEREAS, on June 27, 2019, the 191st District Court in Dallas County, Texas, in Cause No. DC 19-00203, authorized the foreclosure of the above described property.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on the Date of Sale, I will sell said property and real estate at the Place of Sale to the highest bidder for cash, "AS IS." Purchasers will buy the property at the purchaser's own risk and at his peril, and no representation is made concerning the quality or nature of the title to be acquired. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale except the warranties authorized in the Declaration. There will be no warranty relating to title, possession, quiet enjoyment, or the like for the personal property in this disposition.

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 16th day of July, 2019.



CONOR G. BATEMAN
DEREK D. ROLLINS
THOMAS O. ANDERSON
MICHAEL D. MCKINLEY, II
and/or THEIR DESIGNATED AGENTS
SHACKELFORD, BOWEN, MCKINLEY
& NORTON, LLP
9201 N. Central Expressway, 4th Floor
Dallas, TX 75231

APPOINTMENT OF SUBSTITUTE TRUSTEE
FOR LAS MARIPOSAS TOWNHOUSE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

WHEREAS, pursuant to the Deed Restrictions recorded at Volume 71110, Page 1926 of the Deed Records of Dallas County, Texas, the Declaration ("Declaration") recorded at Volume 99250, Page 5738 of the Real Property Records of Dallas County, Texas, and the Bylaws, as amended and supplemented, (collectively the "Declaration"), in order to secure the payment of maintenance assessments, the property restricted by the Declaration is encumbered by a continuing lien as set out in the Declaration, to which and the record thereof, reference is here made for all purposes; and


WHEREAS, Las Mariposas Townhouse Homeowners Association, Inc. ("Association") and its Board of Directors desire to appoint a Trustee to carry out the power of sale set out in the Declaration;

NOW, THEREFORE, the undersigned, being the agent of the Association has named and appointed, and by these presents does name and appoint Shackelford, Bowen, McKinley & Norton, LLP, Conor G. Bateman, Derek D. Rollins, Thomas O. Anderson, Michael D. McKinley, II and/or their designated agents of Dallas County, Texas, Trustees to act under and by virtue of said Declaration, and hereby requests said Trustees to sell any property which is in default for the payment of maintenance assessment fees which the Association has approved for foreclosure.

The Trustee appointed is hereby requested to serve signed copies of the Notice of Trustee's Sale, by certified mail at least twenty-one (21) days preceding the date of sale, on each debtor obligated to pay such indebtedness according to the records of the undersigned and as required by law pursuant to Section 51.002 of the Texas Property Code. Trustee shall additionally perform all acts and furnish any other documents required pursuant to the Texas Property Code.

EXECUTED July 15th, 2019.

LAS MARIPOSAS TOWNHOUSE
HOMEOWNERS ASSOCIATION, INC.

By: 

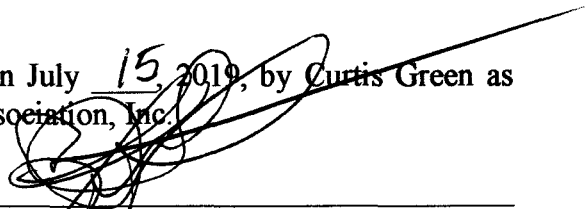
Name: Curtis Green

Title: President

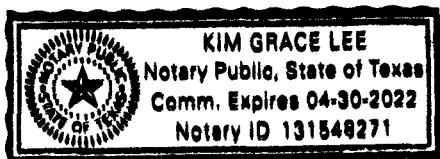
THE STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on July 15, 2019, by Curtis Green as President of Las Mariposas Townhouse Homeowners Association, Inc.



Notary Public, State of Texas



**FELICIA PITRIE
DISTRICT CLERK
DALLAS COUNTY
600 COMMERCE, 1ST FLOOR
DALLAS, TEXAS 75202-4606**

June 28, 2019

DAVID TABOR
9201 N CENTRAL EXPWY
4TH FLOOR
DALLAS TX 75231

NOTICE OF DEFAULT JUDGMENT

CAUSE NO. DC-19-02203

Las Mariposas Association, Inc.,	Townhouse	Homeowners
	<i>Plaintiff(s),</i>	
v.		
Jerome D Porter		
	<i>Defendant(s)</i>	

In the District Court
of Dallas County, Texas
191st District Court

TO WHOM IT MAY CONCERN:

In accordance with the provisions of Rule 239(a) of the Texas Rules of Civil Procedure, you are hereby notified that a Default Judgment has been entered in the above-referenced matter. The judgment is in favor of Plaintiff and against the Defendant(s)

signed on **06/27/2019**.

Respectfully,
Felicia Pitre, District Clerk



A handwritten signature in black ink, appearing to read "Felicia Pitre".

Cause No. DC-19-02203

In Re: Order For Foreclosure Concerning	§	In the District Court
	§	
	§	
368 VALLEY PARK DR.	§	
GARLAND, TX 75043	§	
	§	
Under Tex. R. Civ. P. 736	§	Dallas County, Texas
	§	
Petitioner:	§	
LAS MARIPOSAS TOWNHOUSE	§	
HOMEOWNERS ASSOCIATION, INC.	§	
	§	
Respondent(s):	§	
JEROME D. PORTER and	§	
MARTHA LAURA REYES	§	191 st Judicial District

DEFAULT ORDER

1. On this day, the Court considered Petitioner's Motion for a Default Judgment granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address of each Respondent subject to this order is:

Jerome D. Porter
5913 Lake Hubbard Parkway, Apt. 227
Garland, TX 75043

Martha Laura Reyes
368 Valley Park Dr.
Garland, TX 75043

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 368 Valley Park Drive, Garland, TX 75043, with the following legal description:

Lot 7, Block 6, Centre Villa, a resubdivision of the north half of Block 6 and all of Blocks 7, 8, and 9 of the Meadowcreek Park, Sixth Section, an addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof recorded in Volume 71156, Page 2838 of the Map Records of Dallas County, Texas

4. A. The type of lien sought to be foreclosed is a homeowners association lien under Chapter 209 of the Texas Property Code. The lien is indexed at Instrument Number 201700296590 and recorded in the real property records of Dallas County, Texas.


5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.

6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. §501 et seq.

7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the lien sought to be foreclosed.

8. This order is not subject, to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED ^{June} ~~May~~ 27, 2019.



JUDGE PRESIDING

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS *
*
COUNTY OF DALLAS * KNOWN ALL MEN BY THESE PRESENT

WHEREAS, by Deed of Trust dated November 9, 2018, recorded under DALLAS County Clerk's File #201800301148, Deed Records, **DALLAS** County, Texas, executed by **VEGAMON ENTERPRISES, INC.**, to Charles C. Gumm, III or Carrie Waibel, Trustee, for the benefit of **FIRST FUNDING INVESTMENTS, INC.**, with the property situated in the County of **DALLAS**, Texas, to wit:

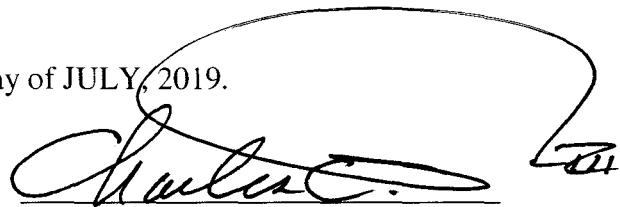
BEING LOT 31, IN BLOCK 29, OF NEW WORLD ADDITION NO. 2, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 68103, PAGE 1124, MAP RECORDS OF DALLAS COUNTY, TEXAS.
aka: 1025 Briar Way, Garland, Texas 75043.

(herein the "Property") to secure that certain Promissory Note therein described in the original principal amount of \$150,500.00, executed by **VEGAMON ENTERPRISES, INC.**, and made payable to the order of **FIRST FUNDING INVESTMENTS, INC.**

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the **6th** day of **AUGUST 2019**, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sale will begin at 11:00 A.M. or not later than three (3) hours thereafter.

WITNESS MY HAND this 16th day of JULY, 2019.



CHARLES C. GUMM, III, Trustee
2205 Martin Dr., Ste 200
Bedford, Tx 76021 /817-267-4242

FILED
2019 JUL 16 PM 12:00
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

FILED

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.

Notice is hereby given that a public sale at auction of certain Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

INFORMATION REGARDING THE SALE:

Date of Sale: Tuesday, August 6, 2019.
Time of Sale: The earliest time at which the sale shall occur is 10 a.m. The sale shall begin at that time or not later than three hours after that time.
Place of Sale: At the place in Dallas County designated by the Commissioner's Court of Dallas County, Texas where foreclosure sales are to take place, to wit: The outside area on the north side of the George L. Allen Sr. Courts building facing Commerce Street, below the building overhang, or as designated by the Commissioner's Court.

INFORMATION REGARDING THE DEED OF TRUST LIEN:

Name of Document: Deed of Trust and Fixture Filing
Date: August 13, 2018
Grantor: Empowerment Homes, LLC
Beneficiary: Bell Rock Income Fund 1, LLC
Trustee: Kevin J. Allen
Recording Information: Clerk's File No. 201800219590, Official Public Records, Dallas County, Texas
Property Description: Lot 1 in Block 8 of WESTERN HEIGHTS, an addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 26, Page 137, Map Records of Dallas County, Texas, together with all buildings, fixtures and other real property improvements located thereon; and the benefits and appurtenances on or appertaining to said real property and improvements (the "Property").

FILED
2019 JUL 15 PM 2:16
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

INFORMATION REGARDING THE DEBT SECURED:

Name of Document: Deed of Trust Note

Date: August 13, 2018

Face Amount: \$160,000.00

Original Maker: Empowerment Homes, LLC

Original Payee: Bell Rock Income Fund 1, LLC

Owner and Holder of Note and Deed of Trust: Bell Rock Income Fund 1, LLC

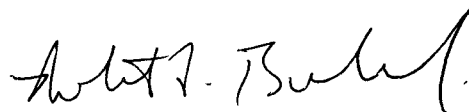
THE DEBT HAS BEEN ACCELERATED:

The indebtedness secured by the Deed of Trust matured according to the terms of the Deed of Trust Note and remains unpaid.

The owner and holder of the indebtedness, Bell Rock Income Fund 1, LLC, has requested that I, as Substitute Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Therefore, at the date, time and place set forth above, the undersigned, as Substitute Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on July 12, 2019.



Robert G. Buchanan, Jr., Substitute Trustee
5501 LBJ Freeway, Suite 220
Dallas, Texas 75240
(214) 550-5950 (telephone)
(214) 550-5951 (fax)
bob@rgblegal.com

FILED
2019 JUL 15 AM 10:30
JOHN F. WARD
COUNTY CLERK
DALLAS COUNTY, TEXAS

NOTICE OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 07, 2004 and recorded under Vol. 2004 248, Page 06046, or Clerk's File No. 3184089, in the real property records of DALLAS County Texas, with Peter Michael Larson and Anne Noreene Larson as Grantor(s) and JPMorgan Chase Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Peter Michael Larson and Anne Noreene Larson securing payment of the indebtedness in the original principal amount of \$50,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Peter Michael Larson and Anne Noreene Larson. JPMorgan Chase Bank, N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. JPMorgan Chase Bank, National Association is acting as the Mortgage Servicer for the Mortgagee. JPMorgan Chase Bank, National Association, is representing the Mortgagee, whose address is: 3415 Vision Drive, Columbus, OH 43219-6009.

Legal Description:

BEING LOT 16, BLOCK 5 OF SOUTHGATE MANOR NO. 5, AN ADDITION TO THE CITY OF GARLAND, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 74020, PAGE 1344 MAP RECORDS, DALLAS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 08/06/2019

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: DALLAS County Courthouse, Texas at the following location: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



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.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200



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

Notice of 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.

Date: July 15, 2019

Substitute Trustee: Rodney L. Hubbard
12222 Merit Dr., Suite 1200
Dallas, Texas 75251

Mortgagee: Stephen Niermann

Note: Promissory note in the original principal sum of \$10,000.00 dated September 27, 2002 executed by Fray Cruz Escalante payable to the order of Sebring Capital Partners, Limited Partnership

Deed of Trust

Date: September 27, 2002

Grantor: Fray Cruz Escalante and Enedina Escalante

Mortgagee: Sebring Capital Partners, Limited Partnership

Recording information:

Volume 2002197, Page 00370, Real Property Records, Dallas County, Texas.

Property:

The real property and all improvements thereon commonly known as 6402 Casa Vista Dr., Garland, Texas 75043, and more completely described as Lot 9, in Block 10 of Oaks No. 01, an Addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 74020, Page 1888, of the Map Records of Dallas County, Texas.

County: Dallas

Date of Sale: August 6, 2019

Time of Sale: 10:00 a.m.

FILED
2019 JUL 12 PM 2:11
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
TX

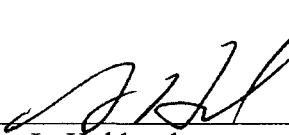
Place of Sale:

The area outside on the North side of the George L. Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, facing Commerce Street below the overhang or as designated by the County Commissioners Court.

Mortgagee has appointed Rodney L. Hubbard Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS," with no representations or warranties of title, possession, or quiet enjoyment. The sale will occur at the Time of Sale, or not later than three hours thereafter. Mortgagee may bid by credit against the indebtedness secured by the 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 MORTGAGEE SERVICER.



Rodney L. Hubbard
Substitute Trustee
12222 Merit Dr., Suite 1200
Dallas, Texas 75251
(469) 630-3940
(469) 630-3965 (Fax)
rhubbard@englishpllc.com

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/14/2014

Grantor(s)/Mortgagor(s):
SHAYAN ANFIELD, A SINGLE PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201400193604

Property County:
DALLAS

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

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: BEING LOT 31, IN BLOCK 6, OF BUCKINGHAM VILLAGE ESTATES NO.2, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 71234, PAGE 2200, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: 8/6/2019

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

Shelley Ortolani
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, Shelley Ortolani or Michele Hreha or Mary Mancuso or Francesca Ortolani or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2019 JUL 11 AM 11:50

FILED

service to the sender of this notice immediately.

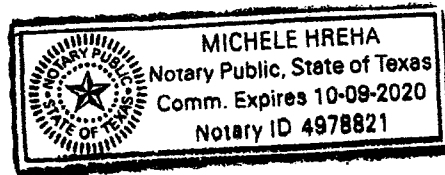
MH File Number: TX-19-72627-POS
Loan Type: FHA

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 10 day of July, 2019.

Michele Hreha
Notary Public
Signature



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: 08/06/2019

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 06/15/2016 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number, 201600163901 with Peter A. Haley and Andrea L. Haley (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Northstar Bank of Texas mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Peter A. Haley and Andrea L. Haley, securing the payment of the indebtedness in the original amount of \$166,822.00, 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. BEING LOT 23 IN BLOCK 2 OF SKILLMAN FOREST PARK NO. 1, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 50, PAGE 165, MAP RECORDS, DALLAS COUNTY, TEXAS.

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2019 JUL 11 AM 11:49

FILED



4698637

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:

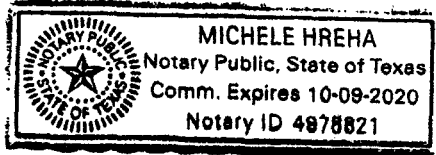
Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Shelley Ortolani
SUBSTITUTE TRUSTEE
Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Michelle Schwartz, Guy Wiggs,
David Stockman, Brenda Wiggs, Denise Boerner,
Donna Stockman, Tim Lewis, Kathy Arrington,
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR 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
whose address is 1 Mauchly, Irvine, CA 92618

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 10 day of July, 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 Shelley Ortolani, 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: Shelley Ortolani
Date: _____

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/04/2007
Grantor(s): OLLIE M. FUTRELL A SINGLE PERSON
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICAN MORTGAGE NETWORK, INC. DBA AMNET MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$368,427.00
Recording Information: Instrument 20070167939
Property County: Dallas
Property: LOT 21, BLOCK 5 OF EMERALD LAKE, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003044, PAGE 26, MAP RECORDS, DALLAS COUNTY, TEXAS.
Reported Address: 6002 SHADYWOOD LANE, GARLAND, TX 75043

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of August, 2019
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustee(s): 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, Michael Burns, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Michael Burns, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Michael Burns, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.



FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
TEXAS
2019 JUL 15 AM 10:30