

NOTICE OF TRUSTEE'S SALE

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

WHEREAS, by Deed of Trust dated November 7, 2018, recorded under DALLAS County Clerk's File #201800301311, Deed Records, DALLAS County, Texas, executed by RR REALTY GROUP, LLC, 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:

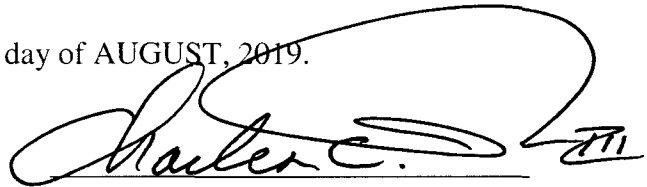
BEING THE NORTH 40 FEET OF LOT 23 AND THE SOUTH 30 FEET OF LOT 22, BLOCK A, KEITH HEIGHTS, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 19, PAGE 199, MAP RECORDS, DALLAS COUNTY, TEXAS, aka: 1026 NW 8TH Street, Grand Prairie, TX 75050.

(herein the "Property") to secure that certain Promissory Note therein described in the original principal amount of \$112,000.00, executed by RR REALTY GROUP, LLC, 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 AUGUST, 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 E. WARRREN
COUNTY CLERK
DALLAS COUNTY
BY _____

FILED

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE JUL 15 PM 12:06

DATE: July 12, 2019

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ FAMILY

DEED OF TRUST:

Date: June 12, 2018

Grantor: ABEL CARDONA

Beneficiary: BAY MOUNTAIN FUND I, LLC

Trustee: BRUCE WAYNE CORLEY

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, BILL GIBSON, VICKIE EVERHART, and ED
HENDERSON, or any of them

Substitute Trustee's Address:

ROBERT E. BLACK
2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, BILL GIBSON, VICKIE EVERHART, and ED
HENDERSON
P.O. Box 9932
Austin, Travis County, Texas 78766
(512) 340-0331

Recorded in: Document No. 201800164279, Real Property Records, Dallas County,
Texas

PROPERTY:

BEING LOT 5, BLOCK 15, WILDWOOD OAKS ADDITION, AN ADDITION TO
THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO
THE MAP THEREOF RECORDED IN VOLUME 23, PAGE 1, MAP RECORDS OF
DALLAS COUNTY, TEXAS.

Commonly known as: 2030 Klondike Street, Grand Prairie, Texas 75050

NOTE SECURED BY DEED OF TRUST:

Date: June 12, 2018

Original Principal Amount: \$244,900.00

Holder: BAY MOUNTAIN FUND I, LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 6th day of August, 2019.

PLACE OF SALE OF PROPERTY (including county):

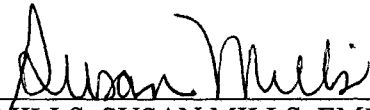
County Courthouse of Dallas County, Dallas, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, BILL GIBSON, VICKIE
EVERHART, and ED HENDERSON
P.O. Box 9932
Austin, Travis County, Texas 78766
(512) 340-0331

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT 9, BLOCK A, OF WESTCHESTER SQUARE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN VOLUME 2000240, PAGE 1, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/29/2001 and recorded in Document 1446720 real property records of Dallas County, Texas.

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

Date: 08/06/2019

Time: 10:00 AM

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

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by CURTIS MATTHEWS AND TARA MATTHEWS, provides that it secures the payment of the indebtedness in the original principal amount of \$135,210.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. GSMPS Mortgage Loan Trust 2004-1, U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is GSMPS Mortgage Loan Trust 2004-1, U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee c/o SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD., SUITE 300, HIGHLANDS RANCH, CO 80129 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint BRENT GRAVES, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, JOHN BEAZLEY, WENDY LAMBERT, TIM LEWIS, 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.

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

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

BRENT GRAVES, AARON PARKER, LOGAN THOMAS,
RICK MONTGOMERY, PHILLIP PIERCEALL, CARY
CORENBLUM, SHAWN SCHILLER, MATTHEW
HANSEN, TERRY WATERS, CLAY GOLDEN, JOHN
BEAZLEY, WENDY LAMBERT, TIM LEWIS, 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
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

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

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2019 JUL -9 PM 12:49

FILED

FILED

2019 JUL 11 PM 2: 28

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ COUNTY

2204 SNOWY OWL STREET
GRAND PRAIRIE, TX 75052

0000008450702

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: August 06, 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 November 30, 2007 and recorded in Document CLERK'S FILE NO. 20070437497 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201800302520 real property records of DALLAS County, Texas, with LASHAWN EVANS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LASHAWN EVANS, securing the payment of the indebtednesses in the original principal amount of \$292,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MTGLQ INVESTORS, L.P. 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



2204 SNOWY OWL STREET
GRAND PRAIRIE, TX 75052

0000008450702

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, JOHN BEAZLEY, RICK MONTGOMERY, AARON PARKER, LOGAN THOMAS, WENDY LAMBERT, PHILLIP PIERCEALL, BRENT GRAVES, TERRY WATERS, CLAY GOLDEN, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, TIM LEWIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is PAUL BARRETT, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7/11/19 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: PAUL BARRETT

Date: 7/11/19

2204 SNOWY OWL STREET
GRAND PRAIRIE, TX 75052

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DALLAS

EXHIBIT "A"

BEING LOT 28 IN BLOCK 1 OF HIGH HAWK AT MARTIN'S MEADOW, PHASE I, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004115, PAGE 301, MAP RECORDS, DALLAS COUNTY, TEXAS.