

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS COUNTY

Deed of Trust Dated: September 6, 2017
Amount: \$134,900.00
Grantor(s): Audra Durrell McGee and Cotina Young
Original Mortgagee: Robbie Ann Hansen

Current Mortgagee: Robbie Ann Hansen
Mortgagee Address: 8312 Texian Trail, McKinney, Texas 75070

Recording Information: 201700257251
Legal Description: Being the ½ of Lot 4, Block D, Pecan Hollow Estates Phase #2, an Addition to the City of Lancaster, Dallas County, Texas.

Commonly known address: 320 S. Stewart Dr., Lancaster, Texas 75146

Date of Sale: August 6, 2019 at 1:00 p.m.

Earliest Time Sale Will Begin: 1:00 p.m.

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 Commissioner's Court, the sale will be conducted at the place where the Notice of Trustee or Substitute Trustee's Sale was posted.

CHAD A. NORCROSS has been appointed as Substitute Trustee and is 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee 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 representation and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

2019 JUL 16 AM 11:45
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____


FILED

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Service members 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 immediately.**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

Respectfully Submitted,

NORCROSS LAW
9288 Wichita Trail
Frisco, Texas 75033
Tel. 214-368-9300
Fax. 877-846-3149
chad.norcross@norcrosslaw.com

By:  /s/ Chad A. Norcross
Chad A. Norcross
Texas Bar No. 24039513

Substitute Trustee

FILED
2019 JUL 15 10:30
DAN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. 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 April 23, 2011 and recorded under Volume, Page or Clerk's File No. Instrument Number 201100112438 in the real property records of DALLAS County Texas, with Gary R. Adams and Gwenda K. Adams, Husband and Wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Aspire Financial Inc DBA Texas Lending.com, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Gary R. Adams and Gwenda K. Adams, Husband and Wife securing payment of the indebtedness in the original principal amount of \$97,500.00 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 Gary R. Adams and Gwenda K. Adams. Wilmington Savings Fund Society, FSB, as trustee of Finance of America Structured Securities Acquisition Trust 2019-HB1 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. Reverse Mortgage Solutions, Inc. is acting as the Mortgage Servicer for the Mortgagee. Reverse Mortgage Solutions, Inc., is representing the Mortgagee, whose address is: 14405 Walters Road, Suite 200, Houston, TX 77014.

Legal Description:

SITUATED IN DALLAS COUNTY, TEXAS, BEING THE SOUTH 25 FEET OF LOT FIVE (5) ARID THE NORTH 50 FEET OF LOTS SIX AND SEVEN (6 & 7) AND THE NORTH 15 FEET OF THE SOUTH 151.5 FEET OF THE WEST 66.34 FEET OF LOT SEVEN (7) IN BLOCK B OF HARVEST HILLS ADDITION, AN ADDITION TO THE CITY OF LANCASTER, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 11, PAGE 231, MAP RECORDS OF 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 accept and/or to sell all or only part



4699249

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.

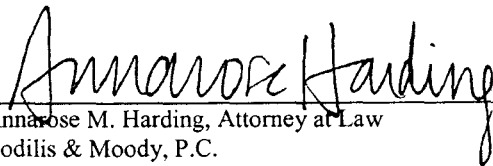
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Michelle Schwartz, Francesca Ortolani, Kathy Arrington, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee.


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

Executed on this the 11th day of July, 2019.



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

Posted and filed by:


Printed Name: Shelley Ortolani

C&M No. 44-17-3223

Property: 520 N Dallas Ave, Lancaster, TX 75146

NOTICE OF SUBSTITUTE TRUSTEE SALE

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 immediately.

DEED OF TRUST Date: **November 9, 2016**

Grantor: **WORLD HARVEST MINISTRIES, a Texas non-profit corporation**

Mortgagee/Lender: Bank of DeSoto, N.A.
 PO Box 7777
 DeSoto, Texas 75123

Recorded in: **Office of the County Clerk Dallas County, Texas**
 Record Number 201600317523

Property/ County: 520 N Dallas Ave, Lancaster, TX 75146/Dallas County, Texas

Legal Description: See Attached Exhibit "A".

Date of Sale: **August 6, 2019**

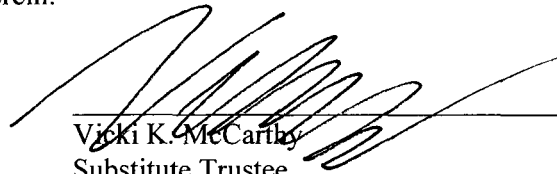
Earliest Time Sale will Begin: 10:00 A.M.

Place of Sale of Property: The area outside on the North Side of the George Allen Courts Building facing Commerce Street below the overhang or as designated by the County Commissioners.

The Substitute Trustee will sell the property by public auction to the highest bidder or Bidders 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.

The property is being sold subject to all matters which are prior to the Deed of Trust, which affect title thereto, and which are superior interest therein.

Dated: June 20, 2019



Vicki K. McCarthy
Substitute Trustee
c/o Law Office of Vicki K. McCarthy
114 South 5th Street
Midlothian, TX 76065
Telephone (972) 296-9971
Facsimile (972) 709-3181
Email: vmccar1106@aol.com

FILED
2019 JUL 11 PM 1:01
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY

EXHIBIT "A"

Being Lot 9, and a portion of Lots 8 and 13, Block 76, of the Original Town of Lancaster, an addition in Dallas County, Texas, according to the Map thereof recorded in Volume 250, Page 2, Map Records, Dallas County, Texas, same being that tract of land conveyed to World Harvest Ministries, by deed recorded in Instrument No. 201200310446, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being most Westerly Northwest corner of the herein described tract, said corner being in the East line of N. Dallas Avenue (55 foot right-of-way);

THENCE East, departing said East line of N. Dallas Avenue, a distance of 170.00 feet to a 1/2 inch iron rod found for corner;

THENCE North, a distance of 89.00 feet to a 1/2 inch iron rod set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Dorothy V. Martinez, by deed recorded in Volume 2005045, Page 7392, Deed Records, Dallas County, Texas, said corner being in the South line of E. 5th Street (30 foot right-of-way);

THENCE East, along said South line of E. 5th Street, a distance of 104.16 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to C&S Lowe Properties, LLC, by deed recorded in Instrument No. 20080142449, Deed Records, Dallas County, Texas;

THENCE South, along the West line of said C&S Lowe Properties, LLC tract, a distance of 209.00 feet to a 5/8 inch Iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Matthew T. Eversole, a married person, by deed recorded in Instrument No. 201400190351, Deed Records, Dallas County, Texas, also being on the North line of Tract I of that tract of land conveyed to Adriana Nuno and Roman Medina, by deed recorded in Instrument No. 201600162283, Deed Records, Dallas County, Texas;

THENCE West, along said North line of Nuno and Medina tract, a distance of 104.16 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said Nuno and Medina tract;

THENCE South, along the West line of said Nuno and Medina tract, a distance of 51.50 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Marcial A. Medina and Selena S. Zuniga, by deed recorded in Instrument No. 201300387934, Deed Records, Dallas County, Texas;

THENCE West, along the North line of said Medina and Zuniga tract, a distance of 170.00 feet to a 1/2 inch iron rod set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Medina and Zuniga tract, and in said East line of N. Dallas Avenue;

THENCE North, along said East line of N. Dallas Avenue, a distance of 171.50 feet to the POINT OF BEGINNING, and containing 80,924 square feet or 1.17 acres of land.

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. 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 July 13, 2007 and recorded under Volume, Page or Clerk's File No. Instrument Number 20070278910 in the real property records of DALLAS County Texas, with Jason R. Garrett, a single person as Grantor(s) and Bank of America, N.A. as Original Mortgagee.

Deed of Trust executed by Jason R. Garrett, a single person securing payment of the indebtedness in the original principal amount of \$127,000.00 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 Jason R. Garrett. Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as indenture trustee of Citigroup Mortgage Loan Trust 2017-RP2 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. Fay Servicing, LLC is acting as the Mortgage Servicer for the Mortgagee. Fay Servicing, LLC, is representing the Mortgagee, whose address is: 1601 LBJ Freeway, Farmers Branch, TX 75234.

Legal Description:

LOT 27, IN BLOCK S, OF BEXAR CREEK RANCH PHASE I, AN ADDITION TO THE CITY OF LANCASTER E.T.J., DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2005138, PAGE 234, PLAT 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. 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.



2019 JUL 11 AM 11:39
FILED
JOHN F. BARKER
COUNTY CLERK
DALLAS COUNTY

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.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE **Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Michelle Schwartz, Francesca Ortolani, Kathy Arrington, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee.**

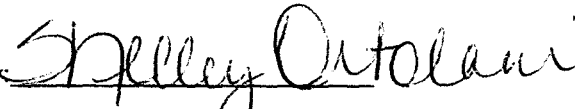
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 8th day of July, 2019.



Nicole M. Bartee, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name:

Shelley Ortolani

C&M No. 44-19-1385

FILED

2019 JUL 15 AM 9:18

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

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 IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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 OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, CELIA ALEXANDRIA CRECY, A SINGLE PERSON delivered that one certain Deed of Trust dated NOVEMBER 29, 2017, which is recorded in INSTRUMENT NO. 201700334880 of the real property records of DALLAS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$156,120.00 payable to the order of CORNERSTONE HOME LENDING, INC., to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, AUGUST 6, 2019, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 13, BLOCK A, INDIAN CANYON ADDITION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47, PAGE 195 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of DALLAS County, Texas, for such sales (OR AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74034. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JULY 15, 2019.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR ROSALIE C.
SCHROEDER OR VIVIAN N. LOPEZ

FILE NO.: GMG-2022
PROPERTY: 825 SEQUOIA DRIVE
LANCASTER, TEXAS 75146

CELIA ALEXANDRIA CRECY

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263