

Notice of Foreclosure Sale

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON FEBRUARY 5, 2019.

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. *Property to Be Sold.* The property to be sold is described as follows:

PROPERTY # 1

Commonly known street address: 2933 South Peachtree Road, Balch Springs, Dallas County, Texas 75180.

Legal Description: JOHN LEEPER ABST 795 PG 610 TR 4 ACS 0.710 10' STRIP ON PEACHTREE RD INT20080385975 DD 12102008 CO-DC 0795610100400 3CB079561 01; also known as ALL that certain lot, tact or parcel of land situated in DALLAS County, Texas, and being a part of JOHN LEEPER, Abstract No. 795, and being South 135 feet out of a 4 acre tract, deeded to Herschell D. Capps by Wood Durrett by deed recorded in Volume 2361, Page 519, Deed Records of DALLAS County, Texas, August 18, 1942;

BEGINNING at a point in the West line of Peachtree Road, said point being 1892.1 feet South of the South line of Lake June Road;

THENCE South 135 feet to a point for corner;

THENCE West 426 feet to a point for corner;

THENCE North 135 feet to a point for corner;

THENCE East 426 feet to the POINT OF BEGINNING.

SAVE AND EXCEPT THE FOLLOWING:

BEING out of the JOHN LEEPER SURVEY, Abstract No. 795, and being part of a tract of land conveyed to Gerald T. Capps by deed filed April 11, 1968, and recorded in Deed Records of DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the West line of Peachtree Road, said point being North 89° 10' 40" West a distance of 5 feet from the Northeast corner of said Capps tract;

THENCE South along the West line of Peachtree Road, a distance of 125 feet to an iron rod for corner;

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2018 DEC 26 PM 12:25
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

THENCE North 89° 10' 40" West, a distance of 103.8 feet to an iron rod for corner;

THENCE North 1° 39' West along a chain link fence, a distance of 125.11 feet to an iron rod for corner;

THENCE South 89° 10' 40" East along the North line of said Capps tract, a distance of 107.4 feet to the PLACE OF BEGINNING; as provided by the Dallas County Taxing Authority, including any and all taxing units which it collects taxes for Account Number(s): 65079561010040000.

PROPERTY # 2

Commonly known street address: 2935 South Peachtree Road, Balch Springs, Dallas County, Texas 75180.

Legal Description: JOHN LEEPER ABST 795 PG 610 TR 12 57.7X139.94X66.2X139.8 INT20080385975 DD12102008 CO-DC 0795610101200 3CB07956101; also known as BEING in the Town of Balch Springs, Texas, a part of the JOHN LEEPER SURVEY, Abstract No. 795, and being part of the 3.195 acre tract conveyed by Wood Durrett to Herschel Capps et ux by deed dated April 23, 1934, recorded in Volume 1851, Page 37, Deed Records of DALLAS County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING in the West line of a public road at the Northeast corner of the tract described in Deed from Herschel Capps et ux, to J. B. Kirtley recorded in Volume 1932, Page 522, Deed Records of DALLAS County, Texas;

THENCE along the North line of said Kirtley tract, 426 feet to the Northwest corner thereof, being in the West line of said 3.195 acre tract;

THENCE North along the West line of said 3.195 acre tract, 202.2 feet to a point for corner;

THENCE East 426 feet to a point in the West line of said public road;

THENCE South along the West line of said road, 202.2 feet to the PLACE OF BEGINNING.

SAVE AND EXCEPT TO THE FOLLOWING:

BEING out of the JOHN LEEPER SURVEY, Abstract No. 795, and being part of a tract of land conveyed to Gerald Thomas Capps by deed dated August 14, 1963, and recorded in Volume 134, Page 1577, Deed Records of DALLAS County, Texas, and being more particularly described as follows:

BEGINNING AT A POINT FOR CORNER IN THE PRESENT West right of way line of Peachtree Road, a 60 foot right of way, said point being North 89° 10' 40" West, 5 feet from the Southwest corner of said Capps tract;

THENCE North 89° 10' 40" West along the South line of said Capps tract, a distance of 421 feet to a point for corner;

THENCE North along the West line of Capps tract; a distance of 136 feet to a point for corner;

THENCE South 89° 10' 40" East a distance of 281.2 feet to a point for corner, said point being the Southwest corner of tract of land conveyed to Bill W. Hagan by deed filed March 6, 1973, recorded in Deed Records of DALLAS County, Texas;

THENCE North 87° 20' 30" East along the South line of said Hagan tract, a distance of 139.94 feet to a point for corner in the West line of Peachtree Road;

THENCE South along the West line of Peachtree Road, a distance of 144.5 feet to the PLACE OF BEGINNING and containing 1.328 acres of land, more or less.

ALSO SAVE AND EXCEPT TO THE FOLLOWING:

BEING out of the JOHN LEEPER SURVEY, Abstract No. 795, and being a part of the tract of land conveyed to Gerald Thomas Capps by deed dated August 14, 1963, and recorded in Volume 134, Page 1577, Deed Records of DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the West line of Peachtree Road, said point being North 89° 10' 40" West, 5 feet from the Northeast corner of said Capps tract;

THENCE South along the West line of Peachtree Road, a distance of 57.7 feet to an iron rod for corner;

THENCE South 87° 20' 30" West a distance of 139.94 feet to an iron rod for corner;

THENCE North a distance of 66.2 feet to an iron rod for corner in the North line of said Capps tract;

THENCE South 89° 10' 40" East along the North line of said Capps tract, a distance of 139.8 feet to the PLACE OF BEGINNING; as provided by the Dallas County Taxing Authority, including any and all taxing units which it collects taxes for Account Number(s): 65079561010120000.

PROPERTY # 3

Commonly known street address: 2937 South Peachtree Road, Balch Springs, Dallas County, Texas 75180.

Legal Description: JOHN LEEPER ABST 795 PG 610 TR 7 ACS 0.430 139.6' FR PEACHTREE RD INT20080385975 DD12102008 CO-DC 0795610100700 3CB07956101; also known as BEING out of the JOHN LEEPER SURVEY, Abstract No. 795, and being part of a tract of land conveyed to Gerald Thomas Capps by Deed dated August 14, 1963, and recorded in Volume 134, Page 1577, Deed Records of DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in West line of Peachtree Road, said point being North 89° 10' 40" West, 5 feet from the Northeast corner of said Capps tract;

THENCE South along the West line of Peachtree Road, a distance of 57.7 feet to an iron rod for corner;

THENCE South 87° 20' 30" West, a distance of 139.94 feet to an iron rod for corner;

THENCE North a distance of 66.2 feet to an iron rod for corner in the North line of said Capps tract;

THENCE South 89° 10' 40" East along the North line of said Capps tract, a distance of 139.8 feet to the PLACE OF BEGINNING; as provided by the Dallas County Taxing Authority, including any and all

taxing units which it collects taxes for Account Number(s): 65079561010070000.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Document No. 201000112350 of the real property records of Dallas County, Texas and the Transferred Tax Lien recorded in Document Nos. 201000142158, 201000131000, and 201000130998 of the 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: February 5, 2019.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: North side of courthouse facing Commerce Street below the overhang or as otherwise designated by County Commissioner.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.


5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Michael Jason Boosh.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$5,481.45, executed by Michael Jason Boosh, and payable to the order of Hunter-Kelsey II, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Michael Jason Boosh to Hunter-Kelsey II, LLC. Hunter-Kelsey II, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 7200 N. MoPac Expressway, Suite 270, Austin, Texas 78731.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: 26 day of Dec, 2018



Liz Figueroa, Paul Figueroa, Dylan Schultz, Nikolaos P. Stavros,
Lindsey Kelly, Wendy Storey, or Calli Rawls
7200 N. MoPac Expressway, Suite 270
Austin, TX 78731
Telephone: (512) 346-6011
Fax: (512) 346-6005

AFTER POSTING RETURN TO:
Stavros & Kelly, PLLC
7200 N. MoPac Expressway, Suite 270
Austin, TX 78731
Tel: (512) 346-6011
Fax: (512) 346-6005

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: 02/05/2019

Time: The sale will begin at 01:00 PM 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: 12517 Natalie Dr, Balch Springs, TX 75180

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 07/22/2005 and recorded 07/28/2005 in Book 2005147 Page 03074 Document 3449810 , real property records of Dallas County, Texas, with **Lilia Vargas** grantor(s) and NEW CENTURY MORTGAGE CORPORATION as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-S2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-S2 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 **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 **Lilia Vargas**, securing the payment of the indebtedness in the original principal amount of **\$21,900.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-S2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-S2** is the current mortgagee of the note and deed of trust or contract lien.

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2018 DEC 20 PM 3:12

FILED

TS No.: 2018-02996-TX
18-002228-673

Notice of [Substitute] Trustee Sale

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:

LOT 8, BLOCK A, OF FOX RUN ADDITION, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2001247, PAGE 19, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

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BY

TS No.: 2018-02996-TX
18-002228-673

Notice of [Substitute] Trustee Sale

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.

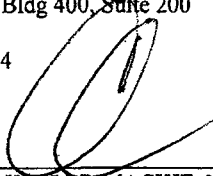
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: December 19, 2018



Iman Walcott – 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



~~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
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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.

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.

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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/16/2006

Grantor(s)/Mortgagor(s):
MICHAEL L VAUGHNS AND MARY VAUGHNS

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR FIRST NLC FINANCIAL SERVICES, LLC, DBA
THE LENDING CENTER, ITS SUCCESSORS AND
ASSIGNS

Current Beneficiary/Mortgagee:
Deutsche Bank National Trust Company, as Trustee,
in trust for the registered holders of Morgan Stanley
Home Equity Loan Trust 2007-2, Mortgage Pass-
Through Certificates, Series 2007-2

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200600440564

Property County:
DALLAS

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

Legal Description: LOT 1, BLOCK K, SPRING RIDGE PHASE ONE, AN ADDITION TO THE CITY OF
BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 2002212, PAGE 143, MAP RECORDS, DALLAS COUNTY, TEXAS.

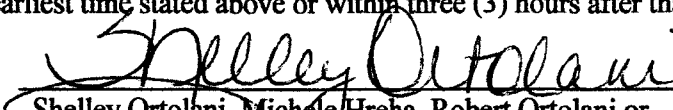
Date of Sale: 2/5/2019

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING
COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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
service to the sender of this notice immediately.


Shelley Ortolani, Michele Hreha, Robert Ortolani or
Mary Mancuso or Francesca Ortolani
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

2018 DEC 20 AM 11:18
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

MH File Number: TX-16-28923-FC
Loan Type: Conventional Residential

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: February 05, 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 September 30, 2004 and recorded in Document VOLUME 2004197, PAGE 00419 real property records of DALLAS County, Texas, with CRAIG L. AMACKER AND ANNETTE AMACKER, grantor(s) and USA HOME OWNERS, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CRAIG L. AMACKER AND ANNETTE AMACKER, securing the payment of the indebtednesses in the original principal amount of \$129,920.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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.

Declarant's Name: _____ BY _____

Date: _____

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2018 DEC 17 PM 3:01

FILED



NOS20130187406309

EXHIBIT "A"

BEING LOT 13, BLOCK G, SPRING RIDGE PHASE ONE, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2002212, PAGE 143, MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS20130187406309

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/24/2005
Grantor(s): MOUSSA KANTE, A SINGLE MAN AND NAFISATOU KANTE, A SINGLE WOMAN
Original Mortgagee: UNIVERSAL MORTGAGE CORPORATION
Original Principal: \$162,344.00
Recording Information: Instrument 200503586162
Property County: Dallas
Property: BEING LOT 18, BLOCK F, SPRING RIDGE PHASE TWO B, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2004185, PAGE 73, MAP RECORDS OF DALLAS COUNTY, TEXAS.
Reported Address: 4505 INDIAN CREEK DRIVE, BALCH SPRINGS, TX 75180

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of February, 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, Elizabeth Hayes, Sammy Hooda, 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, Elizabeth Hayes, Sammy Hooda, 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, Elizabeth Hayes, Sammy Hooda, 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.

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY

2018 DEC 10 AM 10:44

FILED