

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 May 24, 2005 and recorded in Document VOLUME 2005108, PAGE 13390; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN CLERK'S FILE NO.201300029296 AND CLERK'S FILE NO. 201500068805 real property records of DALLAS County, Texas, with RUBY E DILLARD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RUBY E DILLARD, securing the payment of the indebtednesses in the original principal amount of \$113,106.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

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

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.

Declarants Name: _____
Date: _____

FILED
2018 DEC 11 PM 4:24
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____
DEPUTY



NOS0000007997661

EXHIBIT "A"

BEING LOT 4, IN BLOCK B OF SANTA FE VILLAGE, SECTION TWO, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 86104, PAGE 2429 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS



NOS0000007997661

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
ROUNDS, ANTHONY
819 PRAIRIE SMOKE LANE, DUNCANVILLE, TX 75137

FHA 491-8974746703

Firm File Number: 18-031472

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 6, 2007, ANTHONY ROUNDS, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY, A UTAH CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 20070248318, rerecorded on November 21, 2011, as Instrument 201100305412 to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 2, BLOCK B, OF THE HOMESTEAD AT BIG STONE GAP, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2004026, PAGE 72, PLAT RECORDS, DALLAS COUNTY, TEXAS

Property Address: 819 PRAIRIE SMOKE LANE
DUNCANVILLE, TX 75137
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

Shelley Ortolani
SUBSTITUTE TRUSTEE

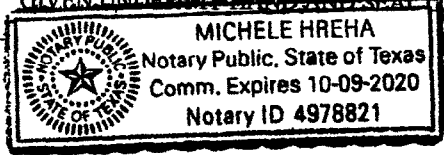
Brett Baugh, John Benzley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso or Francesca Ortolani
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

FILED
2018 DEC 10 AM 10:45
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS
BY

THE STATE OF Texas
COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shelley Ortolani, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 18 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9 day of December



Michele Hreha

NOTARY PUBLIC in and for

Dallas

COUNTY

My commission expires:

10.9.2020

Type or Print Name of Notary

Michèle Breha

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 military service to the sender of this notice immediately.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/19/2013

Grantor(s)/Mortgagor(s):
ANGEL GONZALEZ, SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE LTD. DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201300057659

Property County:
DALLAS

Mortgage Servicer:
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

Legal Description: LOT 25, BLOCK F, OF IRWIN-KEASLER DEVELOPMENT UNIT 1, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 19, PAGE 251, MAP RECORDS, DALLAS COUNTY, TEXAS.

Date of Sale: 2/5/2019

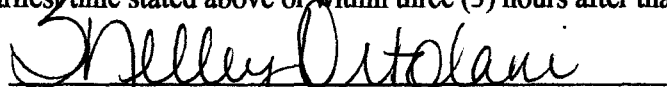
Earliest Time Sale Will Begin: 10:00 AM

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

service to the sender of this notice immediately.



John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Brent Graves, Wendy Lambert, Terry Waters, Shawn Schiller, Matthew Hansen, Logan Thomas, Guy Wiggs, Russell Stockman, David Stockman, Tim Lewis, 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

DALLAS COUNTY CLERK
JOHN F. WARREN

2018 DEC -6 AM 10:12

FILED

MH File Number: TX-18-69494-POS
Loan Type: FHA

FILED

2018 NOV 20 AM 10:27

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County

Deed of Trust Dated: April 15, 2015

Amount: \$223,870.00

Grantor(s): DERRICK D. BOHANNON and KRYSTIE JOHNSON-BOHANNON

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Current Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Mortgagee Address: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. 201500094118

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: February 5, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

JOHN BEAZLEY OR KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, BRENT GRAVES, WENDY LAMBERT, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN THOMAS, SHELLEY ORTOLANI, GUY WIGGS, RUSSELL STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON OR JOHN PHILLIP MARQUEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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.

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.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-006882

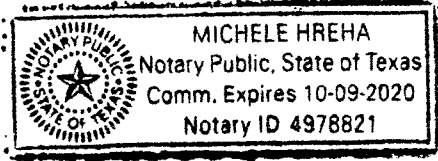


JOHN BEAZLEY OR KENNY SHIREY, RICK MONTGOMERY,
CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, BRENT
GRAVES, WENDY LAMBERT, TERRY WATERS, MATT
HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN
THOMAS, SHELLEY ORTOLANI, GUY WIGGS, RUSSELL
STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE
BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE
SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI,
ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON
OR JOHN PHILLIP MARQUEZ
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, on this 20 day of November 2018 personally appeared Shelley Ortolan known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Michele Hreha
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-006882

EXHIBIT "A"

BEING a part of Lot 2, in Block 4 of **THIRD SECTION OF GREEN HILLS**, an Addition to the City of Duncanville, Dallas County, Texas, according to the Plat thereof recorded in Volume 254, Page 1600 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found for corner at the north corner of Lot 2, Block 4 and at the intersection of the south right-of-way line of Green Valley Lane, a 60 foot right-of-way with the east right-of-way line of Green Hills Road, a 60 foot right-of-way;

THENCE S. 71 deg. 08 min. 00 sec. E. along the south right-of-way line of Green Valley Lane, a distance of 51.10 feet to a 3/4" iron rod found for corner

THENCE in a southeasterly direction along a curve to the right having a central angle of 12 deg. 46 min. 54 sec., a radius of 790.00 feet, a tangent of 58.48 feet, a chord of S. 64 deg. 44 min. 33 sec. E., 175.87 feet along said right-of-way line, an arc distance of 176.23 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 38 deg. 44 min. 00 sec. W. a distance of 345.07 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the southwest boundary line of Lot 2, Block 4;

THENCE N. 65 deg. 48 min. 00 sec. W. a distance of 15.39 feet to a point for corner;

THENCE N. 14 deg. 27 min. 00 sec. E. a distance of 60.73 feet to a point for corner;

THENCE N. 69 deg. 18 min. 00 sec. W. a distance of 136.75 feet to a 1/2" iron rod found for corner in the southeast right-of-way line of Green Hills Road at the west corner of Lot 2, Block 4;

THENCE N. 36 deg. 18 min. 10 sec. E. along said right-of-way line, a distance of 8.60 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along a curve to the left having a central angle of 15 deg. 42 min. 42 sec., a radius of 1000.00 feet, a tangent of 137.98 feet, a chord of N. 28 deg. 26 min. 48 sec. E., 273.36 feet along said right-of-way line, an arc distance of 274.22 feet to the **POINT OF BEGINNING** and containing 1.38 acres of land.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B, hereof.

FILED

TS No.: 2018-03167-TX
18-000357-673

2018 DEC 13 PM 2:23

Notice of [Substitute] Trustee Sale

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

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: 1130 Wayne Avenue, Duncanville, TX 75137

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 09/20/2005 and recorded 09/29/2005 in Document 200503526561, real property records of Dallas County, Texas, with **Selmore Haines III, a single person** grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION as Lender, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN CERTIFICATES, SERIES 2005-OPT2 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 **Selmore Haines III, a single person**, securing the payment of the indebtedness in the original principal amount of **\$112,100.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN CERTIFICATES, SERIES 2005-OPT2** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2018-03167-TX
18-000357-673

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:

BEING LOT 10, IN BLOCK A, OF HOLLYWOOD PARK SECTION III, AN ADDITION TO THE CITY OF DUNCANVILLE, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 85225, PAGE 4462, OF THE, MAP RECORDS OF DALLAS COUNTY, TEXAS. TOGETHER WITH THAT CERTIFICATE OF CORRECTION FILED 04/25/1986, RECORDED IN VOLUME 86081, PAGE 4073, DEED RECORDS, 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**

TS No.: 2018-03167-TX
18-000357-673

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 11, 2018

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgage 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.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/27/2008

Grantor(s)/Mortgagor(s):
ARACELY A MARTINEZ, MARRIED MILTON R
SANCHEZ, MARRIED

Original Beneficiary/Mortgagee:
JPMORGAN CHASE BANK, N.A.

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 20080348516

Property County:
DALLAS

Mortgage Servicer:
JPMorgan Chase Bank, National Association is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

Legal Description: LOT 14, BLOCK A, OF HOLLYWOOD PARK SUBDIVISION - SECTION EIGHT, AN
ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP
THEREOF RECORDED IN VOLUME 2002184, PAGE 164, OF THE MAP RECORDS OF DALLAS COUNTY,
TEXAS.


Date of Sale: 2/5/2019

Earliest Time Sale Will Begin: 10:00 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


John Beazley, Kenny Shirey, Rick Montgomery,
Craig Muirhead, Aaron Parker, Clay Golden, Brent
Graves, Wendy Lambert, Terry Waters, Shawn
Schiller, Matthew Hansen, Logan Thomas, Guy
Wiggs, Russell Stockman, David Stockman, Tim
Lewis, 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

service to the sender of this notice immediately.

2018 DEC 13 AM 10:49
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

FILED

MH File Number: TX-18-69648-POS
Loan Type: FHA

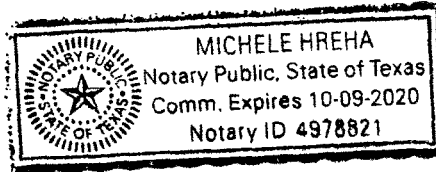
STATE OF TEXAS §
COUNTY OF Dallas §

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 12 day of December 2018.

Michele Hreha

Notary Public
Signature



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 7, BLOCK A OF DANNYBROOK ESTATES, INSTALLMENT NUMBER FOUR (4), AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 71129, PAGE 1681, MAP RECORDS, DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/07/2014 and recorded in Document 201400258584 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: 02/05/2019

Time: 01:00 PM

Place: Dallas County Courthouse, 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 TONJA M SHORT AND PATRICK SHORT, provides that it secures the payment of the indebtedness in the original principal amount of \$137,464.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Pacific Union Financial, LLC is the current mortgagee of the note and deed of trust and PACIFIC UNION FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Pacific Union Financial, LLC c/o PACIFIC UNION FINANCIAL, LLC, 1601 LBJ Freeway, Suite 500, Farmers Branch, TX 75234 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 SHELLEY ORTOLANI, MARY MANCUSO, ROBERT ORTOLANI, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, MICHAEL D. VESTAL, 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



~~SHELLEY ORTOLANI, MARY MANCUSO, ROBERT ORTOLANI, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, MICHAEL D. VESTAL, KRISTEN WALL, DONNA STOCKMAN OR DAVID STOCKMAN~~
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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.

FILED
DALLAS COUNTY
COUNTY CLERK
JAN 22 2019
2018 DEC 20 PM 3:11

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: 02/05/2019

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 07/07/2006 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number, 200600248164 with Anthony Taylor (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Alethes, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Anthony Taylor, securing the payment of the indebtedness in the original amount of \$90,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC d/b/a Mr. Cooper is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 11, BLOCK D, OF DANNYBROOK ESTATES, INSTALLMENT NO. 3, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 68048, PAGE 1673 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

FILED

2018 DEC 20 AM 11:19

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY



4679270

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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

Shelley Ortolani

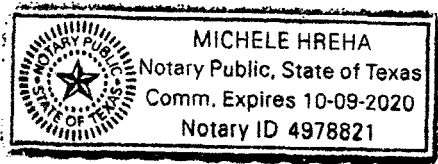
SUBSTITUTE TRUSTEE

Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert 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 John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Brent Graves, Wendy Lambert, Terry Waters, Shawn Schiller, Matthew Hansen, Logan Thomas, Guy Wiggs, Russell Stockman, David Stockman, Tim Lewis whose address if 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 20 day of December, 2018.



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 _____, 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: _____
Date: _____

FILED

2018 DEC 10 AM 10:46

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF FORECLOSURE SALE

Deed of Trust:
Dated: March 14, 2016
Grantor: Juan Antonio Rios
Trustee: Matthew C. Aycock, Esq.
Original Lender: M.R. Cavenee, Ltd., a Texas limited partnership
Current Lender: Conrad Properties, LLC, a Texas limited liability company
Recorded in: Instrument No. 201600071321 of the real property records of Dallas County, Texas

Legal Description: BEING LOT 10, BLOCK H, OF WINONA GARDENS, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19, PAGE 15 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS more commonly known as 702 N. Casa Grande Circle, Duncanville, Texas 75116.

Secures: Promissory Note ("Note") in the original principal amount of \$120,000.00, executed by Juan Antonio Rios ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:
Date: Tuesday, February 5, 2019
Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.
Place: THE OUTSIDE AREA ON THE NORTHSIDE 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: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Conrad Properties, LLC, a Texas limited liability company's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Conrad Properties, LLC, a Texas limited liability company, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Conrad Properties, LLC, a Texas limited liability company's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Conrad Properties, LLC, a Texas limited liability company's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Conrad Properties, LLC, a Texas limited liability company passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by



Conrad Properties, LLC, a Texas limited liability company. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.



Mariah M. Gagnon, Attorney
Pratt Aycok, Ltd.
1124 Glade Road, Suite 100
Colleyville, Texas 76034
Telephone (214) 473-5551