

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO 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.**

**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.**

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

LOT 24 AND 25, BLOCK B, OF REVISED FINAL PLAT OF WHISPERING HILLS ADDITION NO. 3, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 83225, PAGE 2924, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

2. 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 shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: the North side of the Dallas County Courthouse facing Commerce Street below the overhang, or at the area designated by the County Commissioners, pursuant to Section 54.002 of the Texas Property Code as the place where foreclosures sales are to take place. If no place is designated by the Commissioner's Court, sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted.

The deed of trust/contract for foreclosure of tax lien permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale

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2019 JAN -7 AM 11:31  
DALLAS COUNTY CLERK  
KIM E. WARREN

will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. 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 cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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. 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.

4. Type of Sale. The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust contract for foreclosure of tax lien executed by Carolina Gutierrez. The deed of trust is dated May 13, 2013 and is recorded in the office of the County Clerk of Dallas County, Texas, under Clerk's Document No. 201300153152 in the Official Public Records of Dallas County, Texas.

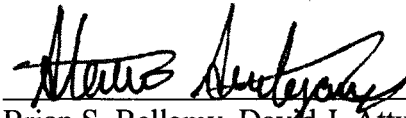
5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$15,112.72, executed by Carolina Gutierrez, and payable to the order of Propel Financial Services, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Carolina Gutierrez to Propel Financial Services, LLC. PROPEL FINANCIAL SERVICES, LLC, as Agent and Attorney In Fact for TLF National Tax Lien Trust 2017-1; 12672 Silicon Drive, Ste. 150, San Antonio, TX 78249, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust. Propel Financial Services, LLC, as mortgage servicer, is representing the mortgagee, TLF

National Tax Lien Trust 2017-1 under a servicing agreement with the mortgagee.

Questions concerning the sale may be directed to the counsel for the beneficiary:  
BRIAN S. BELLAMY: 4330 Gaines Ranch Loop, Suite 150, Austin, Texas, 78735: 512-347-1604;  
[bbellamy@ssjmlaw.com](mailto:bbellamy@ssjmlaw.com)

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy, David J. Attwood, Preston Tom, Steve Santayana, William A. Reece, II, Mary Kilany, Will Vanderbilt and/or Blade Robertson, any to act 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: January 3, 2019



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Brian S. Bellamy, David J. Attwood, Preston Tom,  
Steve Santayana, William A. Reece, II, Mary  
Kilany, Will Vanderbilt and/or Blade Robertson,  
any to act as Substitute Trustee

**NOTICE OF TRUSTEE'S SALE**  
**BY SUBSTITUTE TRUSTEE**

WHEREAS, on November 13, 2017, THE DIGNITY GROUP, LLC, executed a Deed of Trust conveying to KENT M. HANSZEN, Trustee, the Real Estate hereinafter described, to secure JEM ENTERPRISES, INC. in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201700328195 of the Deed of Trust Records of Dallas County, Texas; and

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

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

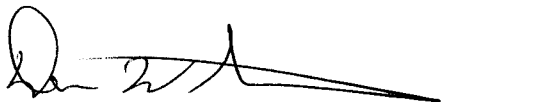
NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 5<sup>th</sup> day of FEBRUARY, 2019, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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

**FILED**  
2019 JAN -4 PM 3:17  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DALLAS COUNTY CLERK

LOT 3, BLOCK F, OF HOLLYWOOD PARK, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84116, PAGE 1004, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 85037, PAGE 2815, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 1170 LOMBARD LANE, DUNCANVILLE, TEXAS.

WITNESS MY HAND, this 4 day of January, 2019.



**DARRIN W. STANTON, Substitute Trustee**

SELECT PORTFOLIO SERVICING, INC. (SPS)  
HASAN, SAGHIR  
710 NORTH CEDAR RIDGE DRIVE, DUNCANVILLE, TX  
75116

PMI  
Firm File Number: 17-028927

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 11, 2005, SAGHIR HASAN, AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to NEW CENTURY MORTGAGE 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 3249922 Volume 2005035, Page 02656, 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 23, BLOCK 20, IRWIN KEASLER RED BIRD NO. 4, AN ADDITION TO THE CITY OF DUNCANVILLE DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19, PAGE 255, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 710 NORTH CEDAR RIDGE DRIVE  
DUNCANVILLE, TX 75116  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE STRUCTURED ASSET  
SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2005-NC2  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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.

  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

FILED  
2018 DEC 27 AM 11:52  
BY DALLAS COUNTY CLERK JOHN E. WARREN

**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.**