

**FILED**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2019 JAN 15 PM 2:26

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

Date:                    January 15, 2019

Substitute Trustee:   Andrew H. Roberts

Lender:                C.P.E. Enterprises, LLC and JEHA Investments, LLC

Note:                  Original principal amount of Two Hundred Thirty-One Thousand and  
                          00/100 Dollars (\$231,000.00)

**Deed of Trust:**

          Date:            March 24, 2016

          Grantor:         Reliacrete, LLC

          Lender:         C.P.E. Enterprises, LLC and JEHA Invesments, LLC

**Property Information (including any improvements thereon):**

Lot 1, in Block A, of Handcraft Engraving Addition, an Addition to the City of Irving, Dallas County, Texas, according to the map thereof recorded in Volume 87132, Page 996, of the Map Records of Dallas County, Texas. Together with and affected by that Certificate of Correction of Error filed 07/27/1987, recorded in Volume 87143, Page 5156, Real Property Records Dallas County, Texas.

Together with: All fixtures, supplies, building materials, and other goods of every nature located or used on the Property or as otherwise described in the Deed of Trust.

**Recording Information:**

Deed of Trust dated March 24, 2016, filed of record in Dallas County, Texas on March 29, 2016, as Instrument Number 201600081361, Official Public Records of Dallas County, Texas.

County:       Dallas

Date of Sale:   **Tuesday, February 5, 2019**

Time of Sale:   Between the hours of 10:00 a.m. and 1:00 p.m.

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

Because of default in performance of the obligations of the Note and Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Andrew H. Roberts, the authorized representative of Sloan & Roberts, PLLC is the Substitute Trustee appointed by the Lender in accord with the Deed of Trust; Lender has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

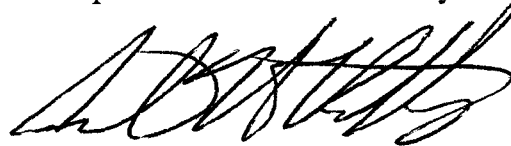
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF C.P.E. ENTERPRISES, LLC AND JEHA INVESTMENTS, LLC.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**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.**

Substitute Trustee:

Sloan & Roberts, PLLC,  
a Texas professional limited liability company

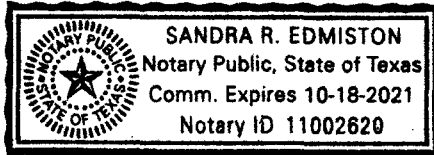


By: Andrew H. Roberts  
Its: Authorized Representative

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me by Andrew H. Roberts on the 15th day of January 2019.

*Sandra R. Edmiston*  
Notary Public in and for the State of Texas



**After Recording, Return To:**

Sloan & Roberts, PLLC  
5151 Belt Line Rd., Ste. 1050  
Dallas TX 75254-6738

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

LOT 9 IN BLOCK 2 OF VALLEY RANCH SECTOR 10, TRACTS 9 AND 10, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 83218, PAGE 4959, MAP RECORDS, DALLAS COUNTY, TEXAS; WHEN TAKEN WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 84110, PAGE 6738, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS ("Property").

**Instrument To Be Foreclosed.** The instrument to be foreclosed is a Deed of Trust filed in the Official Public Records of Dallas County, Texas, and recorded under Instrument No. 201200307251, on October 15, 2012, and executed by Mike Pierce, a single person.

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

Date: Tuesday, February 5, 2019

Time: The sale will begin no earlier than 10:00 o'clock a.m. or no later than three (3) hours thereafter. The sale will be completed by no later than 1:00 o'clock p.m.

Place: North side of courthouse facing Commerce Street below the overhang, or as further designated by the County Commissioners.

**Terms Of Sale.** 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, and will be conducted as a public auction to the highest bidder for cash or certified funds. 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 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 Substitute Trustee.

**Administration Of Foreclosure By Mortgage Servicer.** First United Bank and Trust Company is the Mortgagee and is acting as its own Mortgage Servicer, with an address of 2805 N. Dallas Parkway, Suite 525, Plano, TX 75093.

**Default And Request To Act.** Default has occurred under the Deed of Trust, and the beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Mortgage Servicer, on behalf of the Mortgagee, may appoint another person substitute trustee to conduct the 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 THE 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.**

Date: January 9, 2019

BY  
DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN



JIM MILLS, SUSAN MILLS, EMILY NORTHERN,  
ALEXANDRA ZOGRAFOS HOLUB, ED HENDERSON,  
BILL GIBSON, VICKIE EVERHART, OR THOMAS D.  
PRUYN, Substitute Trustee, c/o 2311 Canal Street, Suite  
124, Houston, Texas 77003

2019 JAN 15 AM 10:17

FILED

Return To:  
Pruyn Law Firm, PLLC  
2311 Canal Street, Suite 124  
Houston, Texas 77003

**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 20, 2004 and recorded in Document VOLUME 2004188 PAGE 08032 real property records of DALLAS County, Texas, with STEVEN L HART AND TAMRA HART, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by STEVEN L HART AND TAMRA HART, securing the payment of the indebtednesses in the original principal amount of \$106,500.00, 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 TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST 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. CALIBER HOME LOANS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CALIBER HOME LOANS, INC.  
13801 WIRELESS WAY  
OKLAHOMA CITY, OK 73134

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.

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED  
2019 JAN 14 PM 12:47  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY



NOS20120031400814

**EXHIBIT "A"**

BEING LOT 6, OF RYAN ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34, PAGE 179, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS20120031400814

C&S No. 44-18-3728 / Conventional / Yes / FILE NOS  
Ditech Financial LLC

**FILED**  
2019 JAN 14 PM 12:48  
JOHN E. WARREN  
COUNTY CLERK  
BY DALLAS COUNTY

## NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: March 29, 2016

**Grantor(s):** David Martinez, a single person

**Original Trustee:** Thomas E. Black, Jr.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. as Nominee for Ditech Financial LLC, its successors and assigns

**Recording Information:** Clerk's File No. 201600096237, in the Official Public Records of DALLAS County, Texas.

**Current Mortgagee:** Ditech Financial LLC

**Mortgage Servicer:** Ditech Financial LLC, whose address is C/O 3000 Bayport Drive, Suite 880, Tampa, FL 33607 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

LOT 3, OF EIGHTH STREET ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17, PAGE 419, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**Date of Sale:** 02/05/2019 **Earliest Time Sale Will Begin:** 1:00 PM

## APPOINTMENT OF SUBSTITUTE TRUSTEE

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, the undersigned hereby APPOINTS AND DESIGNATES Shelley Ortolani, Mary Mancuso, Brett Baugh, Kenny Shirey, Rick Montgomery, Craig Muirhead, Clay Golden, Robert Aguilar, Brent Graves, John Beazley, Wendy Lambert, Troy Robinett, Robert Ortolani, Michele Hreha, Aaron Parker, Mark Buleziuk, Matt Hansen, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Frederick Britton, Terry Waters, Michelle Schwartz, Francesca Ortolani, Kathy Arrington, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

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.



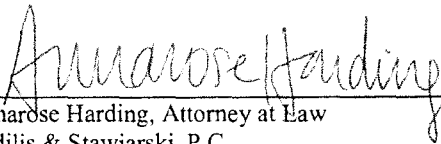
4681619

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

Executed on this the 10th day of January, 2019.

**For Information:**

"Auction.com  
1 Mauchly  
Irvine, CA 92618

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

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&S No. 44-18-3728 / Conventional / Yes  
Ditech Financial LLC



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 01/16/2007  
**Grantor(s):** BETTY SAVAGE KEIL AND WILLIAM R. KEIL, WIFE AND HUSBAND  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.), ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$112,000.00  
**Recording Information:** Instrument 20070028160  
**Property County:** Dallas  
**Property:** BEING LOT 11, IN BLOCK B, OF GREG NO. 2 ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 617, PAGE 2488, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.  
**Reported Address:** 1920 W. 11TH STREET, IRVING, TX 75060

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS4  
**Mortgage Servicer:** Ocwen Loan Servicing, LLC  
**Current Beneficiary:** Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS4  
**Mortgage Servicer Address:** 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

**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):** Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, 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 Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, 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. Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, 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.

**FILED**  
2019 JAN 10 AM 10:03  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY