

1331 S. Cockrell Hill Road, Duncanville, TX 75116

NOTICE OF SUBSTITUTE TRUSTEE SALE

A Debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DEED OF TRUST DATE: **August 11, 2016**

Grantor: **ASTON CUSTOM HOMES & DESIGN, INC., a Texas corporation**

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

Recorded in: **Office of the County Clerk, Dallas County, Texas
Deed of Trust Recording Number 201600226441**

Property/County: **1331 S. Cockrell Hill Road, Duncanville, TX 75116/Dallas County, Texas**

Legal Description: Being Lot 48A, of replat of Lots 47, 48 and 49 of WOODLAND HILLS ADDITION, an Addition to the City of Duncanville, Dallas County, Texas, according to the Map thereof recorded in Volume 2002213, Page 206 of the Map Records, Dallas County, Texas.

Date of Sale: **January 2, 2019**

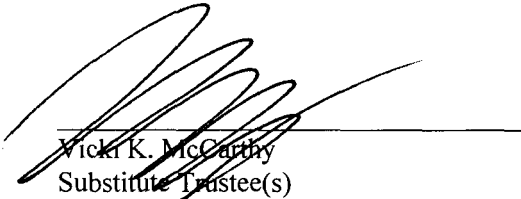
Earliest Time Sale will Begin: 10:00 A.M.

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

The Substitute Trustee will sell the property by public auction to the highest bidder or bidders for cash at the place and date specified. The Sale will begin at the earliest time stated above or within three (3) hours after that time.

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

Dated: November 20, 2018



Vicki K. McCarthy
Substitute Trustee(s)

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

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2018 DEC -7 PM 12:59

FILED

FILED

2018 NOV 29 PM 3:41

TS No.: 2018-02992-TX
18-002138-673

Notice of (Substitute) Trustee Sale

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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: 01/02/2019

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: 611 Oriole Boulevard Apt./Unit2104, Duncanville, TX 75116

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 12/09/2004 and recorded 12/16/2004 in Book 2004243 Page 08643 Document 3175169, real property records of Dallas County, Texas, with Stacy A. Jones, A Single woman grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WLL1 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 Stacy A. Jones, A Single woman, securing the payment of the indebtedness in the original principal amount of \$56,250.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR PARK PLACE SECURITIES, INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WLL1 is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2018-02992-TX
18-002138-673

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:

UNIT NO. 2104, BUILDING T, OF DEERCHASE CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF DUCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION THEREOF RECORDED IN VOLUME 84022, PAGE 2799 OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS; AND AS AFFECTED BY SUPPLEMENTAL DECLARATION OF MERGER AND ANNEXATION, RECORDED IN VOLUME 84177, PAGE 1142, DEED RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH ANY LIMITED COMMON ELEMENTS AND THE UNDIVIDED PERCENTAGE INTEREST IN THE GENERAL COMMON ELEMENTS APPURTENANT THERETO.

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.: 2018-02992-TX
18-002138-673

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.

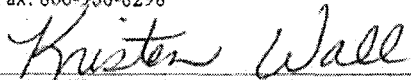
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: November 28, 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, Dorna 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.

I am _____, Certificate of Posting
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'S SALE

DALLAS County
Deed of Trust Dated: April 19, 2016
Amount: \$340,506.00
Grantor(s): IBRAHIM R. MUHAMMAD and LENITA L. MUHAMMAD

Original Mortgagee: RESIDENTIAL BANCORP, INC., AN OHIO CORPORATION
Current Mortgagee: RESIDENTIAL BANCORP

Mortgagee Address: RESIDENTIAL BANCORP, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 201600107165

Legal Description: BEING LOT 9 IN BLOCK 2, OF THORNTREE PHASE V, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE REVISED MAP THEREOF RECORDED IN VOLUME 84143, PAGE 2606 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: January 2, 2019 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

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.

FILED

2018 NOV 29 AM 10:43

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-002023



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, GWY 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 Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

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: 01/02/2019

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: 910 Coventry Lane, 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 06/29/2006 and recorded 07/07/2006 in Document 200600246317, real property records of Dallas County, Texas, with **Douglas Harrington & Tekia Harrington, husband and wife** grantor(s) and WMC MORTGAGE CORP. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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 **Douglas Harrington & Tekia Harrington husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$148,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF OCTOBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM2** is the current mortgagee of the note and deed of trust or contract lien.

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
2018 NOV 13 PM 4:10

FILED

TS No.: 2018-02883-TX
18-000482-673

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 4, IN BLOCK "P", OF HUNTINGTON PARK, FIFTH INSTALLMENT, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 78094, PAGE 472, MAP 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:

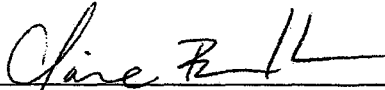
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

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: November 12, 2018



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,
Claire Buxton – 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.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/29/2017

Grantor(s)/Mortgagor(s):
BRODERICK E WALTON, SR AND LESLIE B
WALTON, HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR FAIRWAY INDEPENDENT
MORTGAGE CORPORATION, ITS SUCCESSORS
AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201700278371

Property County:
DALLAS

Mortgage Servicer:
M&T Bank is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: LOT 3, BLOCK F, OF THE SANTA FE VILLAGE-SECTION ONE, AN ADDITION TO
THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 87091, PAGE 3216, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

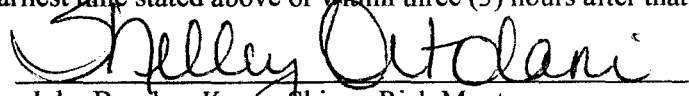
Date of Sale: 1/2/2019

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 E. "Ursula" B. Willie
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

BY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2018 OCT 31 AM 10:35

FILED

service to the sender of this notice immediately.

MH File Number: TX-18-69183-POS
Loan Type: FHA

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
2018 NOV - 8 AM 10:34
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

DEED OF TRUST INFORMATION:

Date: 07/16/2003
Grantor(s): CHRISTINA OGBONNA, A SINGLE WOMAN
Original Mortgagee: UNIVERSAL MORTGAGE CORPORATION
Original Principal: \$97,962.00
Recording Information: Book 2003141 Page 02149 Instrument 2439224
Property County: Dallas
Property:

LOT 17, BLOCK F, OF HOLLYWOOD PARK, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP THEREOF RECORDED IN VOLUME 84116, PAGE 1004, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND CERTIFICATE OF CORRECTION RECORDED IN VOLUME 85037, PAGE 2815, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

Reported Address: 1114 LOMBARD LANE, DUNCANVILLE, TX 75137

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: Wednesday, the 2nd day of January, 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): Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, 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 Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, 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. Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, 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.