

# NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 4th day of January, 2011

Gabriel Ortiz and Maria Ortiz executed a Deed of Trust conveying to

Pat Doak a Trustee, the Real Estate hereinafter

described, to secure Couch Properties, LLP

said Deed of Trust being recorded in Volxx 201100000619 Page in the payment of a debt therein described, in the Deed of Trust records

of Dallas County, Texas; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 1st day of January, 2019, beginning no earlier than 10:00 A M. and taking place not later than three (3) hours after that time, I will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in Dallas County, Texas, to the highest bidder for cash. The designated area for said county is located

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

Being Lot 15 Block E Rollingwood Hills Addition to the City of Mesquite, Texas Also known as 222 Woodbridge Way, Mesquite, Tx.

FILED  
2018 DEC 11 PM 12:52  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
PROPERTY

WITNESS MY HAND this 11th day of December, 2018

*Pat Doak*  
Pat Doak Trustee.

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS           §

WHEREAS, on or about April 17, 2018, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Shirdean Smith, the present owner of said real property, to Crossroads East Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Shirdean Smith has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

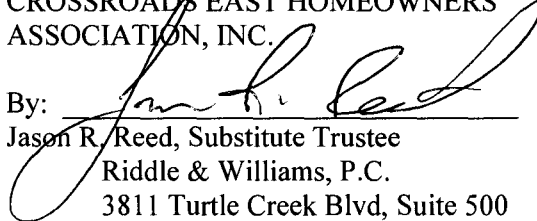
NOW, THEREFORE, notice is hereby given that on Wednesday, January 2, 2019, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 202, Building C, and an undivided 1.895% interest in and to the common elements of Crossroads East Condominiums, a Condominium Regime in the City of Mesquite, Dallas County, Texas, according to the Declaration recorded in Volume 83121, Page 6120, Condominium Records, Dallas County, Texas, and Supplemental Declaration recorded in Volume 86069, Page 2469, Condominium Records, Dallas County, Texas (4719 North Galloway Avenue #202)

WITNESS my hand this 11 day of December, 2018

CROSSROADS EAST HOMEOWNERS  
ASSOCIATION, INC.

By:   
Jason R. Reed, Substitute Trustee  
Riddle & Williams, P.C.  
3811 Turtle Creek Blvd, Suite 500  
Dallas, Texas 75219

The within notice was posted by me on the \_\_\_ day of \_\_\_\_\_, 2018, at the Dallas County Courthouse in Dallas, Texas.

FILED  
2018 DEC 11 PM 2:38  
CLERK  
COUNTY CLERK  
DALLAS COUNTY  
BY

FILED

2018DEC 11 PM 1:57

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
TEXAS

### 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 of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

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

Lot 12, Block B, of PARKVIEW, an Addition to the City of Mesquite, Dallas County, Texas, according to the Plat thereof recorded in Volume 86142, Page 3126, of the Map/Plat Records of Dallas County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust electronically recorded in the real property records of Dallas County, Texas, document #201800006654

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

Date: January 1, 2019

Time: The sale will begin no earlier than 12:00 noon or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: The North Side of the George Allen Courts Building, located at 600 Commerce Street, Dallas, Dallas County, Texas, Facing Commerce Street below the overhang, or as designated by the County Commissioners

The deed of trust 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 will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust, security agreement and financing statement executed by James Edward McAlister, Sr., an Individual.

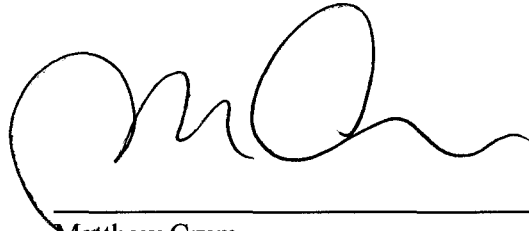
The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$164,000.00, executed by James Edward McAlister, Sr., an Individual, and payable to the order of Easy Street Capital, LLC. Easy Street Capital, LLC, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Easy Street Capital, LLC, 201 W 5th Street, Suite 1100, Office 24, Austin, Texas 78703.

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

Dated: December 11, 2018.

A handwritten signature in black ink, appearing to read 'mcrum', written over a horizontal line.

Matthew Crum  
711 West 7th Street  
Austin, Texas 78701  
Telephone (512) 225-5590  
Telecopier (512) 692-2895

SELECT PORTFOLIO SERVICING, INC. (SPS)  
CROWE, CHERYL AND MARVIN CROWE, III  
1607 DEVELON DRIVE, MESQUITE, TX 75149

CONVENTIONAL  
Firm File Number: 13-013644

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 20, 2006, MARVIN CROWE III AND WIFE, CHERYL LYNN CROWE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to HOME123 CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 200600183197, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on September 27, 2018 under Cause No. DC-18-09985 in the Judicial District Court of Dallas COUNTY, TEXAS.;

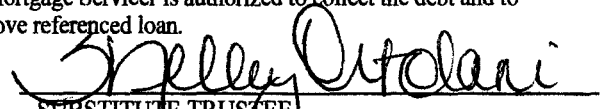
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, January 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, 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 9, BLOCK 3 OF SPRING RIDGE NO. 1, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 85167, PAGE 4704, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 1607 DEVELON DRIVE  
MESQUITE, TX 75149  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC2, ASSET BACKED PASS-THROUGH CERTIFICATES  
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

**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.**

FILED  
2018 DEC 11 AM 10:51  
JOHN F. WAGNER  
COUNTY CLERK  
DALLAS COUNTY  
BY

FILED

2018 DEC 12 AM 11:36 Notice of Foreclosure Sale



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Date: January 2, 2019

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Place: The North Side of the George Allen Courts Building, located at 600 Commerce Street, Dallas, Dallas County, Texas, Facing Commerce Street below the overhang, or as designated by the County Commissioners

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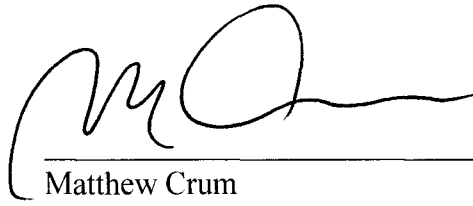
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Dated: December 12, 2018.





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Matthew Crum  
711 West 7th Street  
Austin, Texas 78701  
Telephone (512) 225-5590  
Telecopier (512) 692-2895