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2018 DEC 10 PM 2: 52

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, pursuant to that one certain Deed of Trust hereinafter referred to as the "Deed of Trust" dated July 27, 2018, which was executed by Three Beyond, LLC, hereinafter referred to as the "Mortgagor", said Mortgagor conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "Property" which is situated in Dallas County, Texas, to Michael E. Gillman, as Trustee, hereinafter referred to as the "Trustee" and thereafter the aforesaid Deed of Trust was duly recorded under Doc #201800205823 of the Official Public Records of Dallas County, Texas; said Property is described as follows:

Lot 17, Block 1, FIRST INSTALLMENT, CREEKWOOD ESTATES, an addition to the City of Richardson, Dallas County, Texas, according to the plat recorded in Volume 164, Page 2199, Map Records, Dallas County, Texas

together with all improvements thereon and further includes all other property set forth in the aforesaid Deed of trust, to secure the payment of one (1) certain Real Estate Lien Note dated July 28, 2018 in the original principal amount of \$415,000.00, which was executed by Mortgagor and payable to the order of Wildcat Lending Fund One, LP, for the benefit of Wildcat Lending Fund One, LP hereinafter referred to as the "Beneficiary";

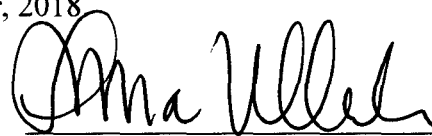
WHEREAS, the Beneficiary has duly appointed in writing per an Appointment of Substitute Trustee dated November 30, 2018, duly recorded in the Official Public Records of Dallas County, Texas, Timothy Micah Dortch and Luisa Ulluela (Potts Law Firm, LLP, 2911 Turtle Creek Blvd., Suite 1000, Dallas, Texas 75219), as Substitute Trustees under the aforesaid Deed of Trust; and

WHEREAS, the aforesaid Note and Deed of Trust are in default and the entire unpaid balance thereof is due and payable and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

WHEREAS, the Beneficiary has directed said Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days-notice and the recording of a Notice in the Dallas County Clerk's Office giving the time, place, and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: That we, Timothy Micah Dortch and/or Luisa Ulluela, Substitute Trustees, hereby give notice that we will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid Deed of Trust, at the last known address of such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash on the **NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING 600 COMMERCE STREET BELOW THE OVERHANG**, or as designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, in the City of Dallas, Dallas County, Texas, at a time no earlier than 10:00 o'clock a.m., or within three hours after that time, but in no event will such sale occur beyond 1:00 o'clock p.m., on the first Tuesday in JANUARY, the same being the **JANUARY 2, 2019**.

EXECUTED on the 30th day of November, 2018

A handwritten signature in black ink, appearing to read "Luisa Ulluela", written over a horizontal line.

LUISA ULLUELA,
Substitute Trustee

FILED

2018 DEC 10 AM 11:37

RECORDING REQUESTED BY:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEN RECORDED MAIL TO:

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, Vanessa McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX06000109-16-1S

APN 42129500030050000

TO No 180470200-TX-RWI

ISL 53298

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 19, 2013, NOBEL S SCHEAR AND PAULA K SCHEAR, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CHRIS PEIRSON as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for AMERIGROUP MORTGAGE CORPORATION A DIVISION OF MORTGAGE INVESTORS CORPORATION., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$99,167.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on August 1, 2013 as Document No. 201300241777 in Dallas County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 42129500030050000

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **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, Vanessa McHaney** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **FREEDOM MORTGAGE CORPORATION**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

A

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, January 2, 2019** at **10:00 AM**, no later than three (3) hours after such time, being the first Wednesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Dallas County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and **FREEDOM MORTGAGE CORPORATION's** election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and **FREEDOM MORTGAGE CORPORATION's** rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 26 day of November 2018

MMcHaney

By: 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, Vanessa McHaney
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX06000109-16-1S

APN 42129500030050000

TO No 180470200-TX-RWI

EXHIBIT "A"

LOT 5, BLOCK 3 OF PARKVIEW ESTATES NO. 4, AN ADDITION TO THE CITY OF RICHARDSON,
DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 193,
PAGE 1972, MAP RECORDS, DALLAS COUNTY, TEXAS

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: January 02, 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 20, 1993 and recorded in Document VOLUME 93106, PAGE 4797 real property records of DALLAS County, Texas, with EDWARD B GORHAM AND WILIE GORHAM, grantor(s) and FORT WORTH MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by EDWARD B GORHAM AND WILIE GORHAM, securing the payment of the indebtednesses in the original principal amount of \$63,525.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FORT WORTH MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. 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. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.
2626 WEST FREEWAY BUILDING B
FORT WORTH, TX 76102

MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL
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:

BY _____
DEPUTY

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

2018 DEC 10 PM 2:31

FILED



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DALLAS

EXHIBIT "A"

BEING LOT 12, BLOCK R OF HIGHLAND ESTATES ADDITION NO. 2, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 39, PAGE 29, MAP RECORDS, DALLAS COUNTY, TEXAS



NOS0000007932510

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: January 02, 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 November 27, 2012 and recorded in Document CLERK'S FILE NO. 201300002994 real property records of DALLAS County, Texas, with GEORGE EDWARD RODRIGUEZ AND YARITAZ ARANGUREN, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GEORGE EDWARD RODRIGUEZ AND YARITAZ ARANGUREN, securing the payment of the indebtednesses in the original principal amount of \$235,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, 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

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: _____

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2018 DEC 10 PM 2:31

FILED



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EXHIBIT "A"

ALL THAT PARCEL OF LAND IN DALLAS COUNTY, STATE OF TEXAS, AS MORE FULLY DESCRIBED IN DEED INST #20070434565, BEING KNOWN AND DESIGNATED AS:

BEING LOT 8, BLOCK A, LAKE PARK ESTATES, PHASE I, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 200600332584, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS00000007956667