

FILED

NOTICE OF SUBSTITUTE TRUSTEES' SALE 2020 JUN -9 AM 8:06

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DALLAS, TEXAS

Date: June 9, 2020

Deed of Trust:

Date: November 22, 2019
 Grantor: Allied Stone & Masonry, Inc., Concepcion Hampton, and Hector Reyes
 Grantor's County: Dallas County, Texas
 Beneficiary: ASA, Inc.
 Original Trustee: Michael Ulmer
 Substitute Trustee: Darrell W. Cook, Catherine A. Keith, Stephen W. Davis, or Douglas L. Bynum
 Recording Information: Recorded on November 26, 2019 under Clerk's File No. 201900320051 of the Official Public Records of Dallas County, Texas.

Property: Lot 260 of LAKE RIDGE, SECTION 3, an Addition to the City of Cedar Hill, Dallas County, Texas according to the Map thereof recorded in Volume 96018, Page 1588, of the Map Records of Dallas County, Texas,
 and more commonly known as 1300 Ivy Court, Cedar Hill, Texas 75104.

Note:

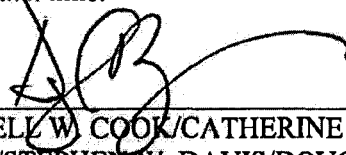
Date: November 22, 2019
 Amount: \$250,000.00
 Debtor: Allied Stone & Masonry, Inc., Concepcion Hampton, and Hector Reyes
 Holder: ASA, Inc.

Date of Sale of Property (first Tuesday of month): July 7, 2020

Earliest Time of Day at which Sale will occur: 10:00 a.m.

Place of Sale of Property (including county): At the place designated for foreclosure sales by Dallas County in the City of Dallas, Dallas County, Texas.

Because of default under the General Provisions of the Deed of Trust, the Substitute Trustee will sell the property "as is" 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 hours after that time.



DARRELL W. COOK/CATHERINE A.
KEITH/STEPHEN W. DAVIS/DOUGLAS L.
BYNUM, Substitute Trustees

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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 INFORMATION:

Date: 08/24/2005
Grantor(s): RUSSELL M MACHEN AND WIFE JAMITA J MACHEN
Original Mortgagee: HOME123 CORPORATION
Original Principal: \$307,500.00
Recording Information: Book 2005182 Page 3652 Instrument 3510941
Property County: Dallas
Property: (See Attached Exhibit "A")
Reported Address: 1547 CYPRESS BEND DRIVE, CEDAR HILL, TX 75104

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 National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-D, Asset Backed Pass-Through Certificates
Mortgage Servicer: PHH Mortgage
Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-D, Asset Backed Pass-Through Certificates
Mortgage Servicer Address: 1 Mortgage Way, Mount Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of July, 2020
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(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court.

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 John Beazley, Bob Dickerson, Aaron Parker, Logan Thomas, Rick Montgomery, Phillip Pierceall, Terry Waters, Douglas Rodgers, Cary Corenblum, Matthew Hansen, Joshua Sanders, Clay Golden, Craig Muirhead, Shawn Schiller., Michael Burns, Tori Jones, 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:

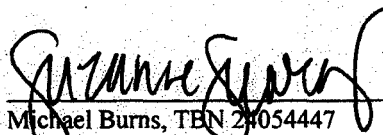
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. John Beazley, Bob Dickerson, Aaron Parker, Logan Thomas, Rick Montgomery, Phillip Pierceall, Terry Waters, Douglas Rodgers, Cary Corenblum, Matthew Hansen, Joshua Sanders, Clay Golden, Craig Muirhead, Shawn Schiller., Michael Burns, Tori Jones, 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.

2020 JUN 11 AM 10:38

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.

Substitute Trustee(s) appointed to Conduct Sale: In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed and by these presents does name and appoint John Beazley, Bob Dickerson, Aaron Parker, Logan Thomas, Rick Montgomery, Phillip Pierceall, Terry Waters, Douglas Rodgers, Cary Corenblum, Matthew Hansen, Joshua Sanders, Clay Golden, Craig Muirhead, Shawn Schiller,, Michael Burns, Tori Jones, or Suzanne Suarez, any to act as substitute trustee under and by virtue of said Deed of Trust.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254



Michael Burns, TBN 24054447
Suzanne Suarez, TBN 24076723
Marilyn Jones, TBN 24077649
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICE

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded 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.

By: _____

Exhibit "A"

LOT 417, OF LAKE RIDGE SECTION 8, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 96224, PAGE 1037, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254