

### 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:** 07/07/2020

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Dallas County, Texas at the following location: **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:** 3051 OAK RIDGE PLACE, GRAND PRAIRIE, TX 75052

**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 11/04/2004 and recorded 11/15/2004 in Book 2004 221 Page 14784 Document 3134691, real property records of Dallas County, Texas, with **Bettina L. Brown, an unmarried woman grantor(s)** and **GREENPOINT MORTGAGE FUNDING, INC.** 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 **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Bettina L. Brown, an unmarried woman**, securing the payment of the indebtedness in the original principal amount of **\$43,600.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, not individually but solely as trustee for the holders of the Bear Stearns ALT-A Trust 2005-1, Mortgage Pass-Through Certificates, Series 2005-1** is the current mortgagee of the note and deed of trust or contract lien.

FILED  
DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARRER  
2020 MAY 12 AM 9:38

FILED

### 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 Seventy-Four (74), in Block A of the Replat of Park Square II, an addition to the city of Grand Prairie, Dallas County, Texas according to the map or plat thereof recorded in Volume 83240 Page 1401 of the map records of Dallas County, Less a portion of Lot (74) described by metes and bounds as follows: Being a part of Lot 74, Block A, of the replat of Park Square II, an addition to the city of Grand Prairie Dallas County, Texas according to the map or plat thereof recorded in Volume 83240, Page 1401 of the map records of Dallas County, Texas. Beginning at a 5/8 inch iron rod found at the northwest corner of Lot 73, Block A at the southwest corner of said Lot 74 and in the East right of way line of Oak Ridge Place (50 foot right of way); Thence north 89 degrees 40 minutes 40 seconds East, along the common line between Lots 73 and 74, a distance of 71.5 feet to a point; Thence north 89 degrees 24 minutes 22 seconds west, a distance of 71.5 feet to a 5/8 inch iron rod set in the East right of way line of said street; Thence south 00 degrees 19 minutes 20 seconds East, along the east right of way of said street, a distance of 1.15 feet to the point of beginning, containing 41.0 square feet of land, more or less.

**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. PHH Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation  
1 Mortgage Way  
Mt. Laurel, NJ 08054  
Phone: 877-744-2506**

**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.

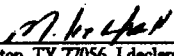
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Date:** May 7, 2020

  
Stephanie Spurlock, 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

**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  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,  
Houston, TX 77056. I declare under penalty of perjury that on 5-12-2020 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.

Our File Number: 14-08414

Name: MORRIS R COE JR. and JACKEE T COE,

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 27, 2001, MORRIS R. COE, JR. and JACKEE T. COE, executed a Deed of Trust/Security Instrument conveying to D. ROGERS, as Trustee, the Real Estate hereinafter described, to SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 1476853, in Book 149, at Page 02781 in the DEED OF TRUST OR REAL PROPERTY 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 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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at county courthouse in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows: LOT 30, BLOCK M, OF WESTCHESTER ON THE CREEK, PHASE 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 96192, PAGE 4667, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. COMMONLY KNOWN AS 820 CHANCELLORSVILLE PARKWAY, GRAND PRAIRIE, TEXAS 75052.

Property Address: 820 CHANCELLORSVILLE PKWY, GRAND PRAIRIE, TX 75052

Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC

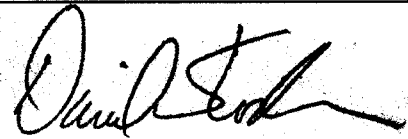
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY  
KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A.,  
AS TRUSTEE OF VENDEE MORTGAGE TRUST 2002-1  
1600 S. DOUGLASS ROAD, SUITE 200-A  
ANAHEIM, CA 92806

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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 22 day of May, 2020.



Rick Snoke, Guy Wiggs, Russell Stockman,  
David Stockman, Brenda Wiggs, Denise  
Boerner, Donna Stockman, Tim Lewis, Michelle  
Schwartz, Kathy Arrington

Substitute Trustee Address:  
Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

2020 JUN -3 PM 12:12  
COUNTY CLERK  
DALLAS COUNTY, TEXAS

### 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:** 07/07/2020

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time

**Place:** Dallas County, Texas at the following location: **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:** 233 S.W. 3RD ST, GRAND PRAIRIE, TX 75051

**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 07/31/2006 and recorded 08/02/2006 in Document 200600282408, real property records of Dallas County, Texas, with **Aide Liliana Esquivel and Thelma Esquivel** grantor(s) and **NEW CENTURY MORTGAGE CORPORATION** as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE3** 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 **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Aide Liliana Esquivel and Thelma Esquivel**, securing the payment of the indebtedness in the original principal amount of **\$79,920.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE3** is the current mortgagee of the note and deed of trust or contract lien.

2020 MAY 28 AM 11:25

FILED



### 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 a part of Lots 1 and 2, Block D. of Jordan's Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the map of the partition suit in Cause #7943 styled Mrs. Elia May McCool et al vs. Mrs. E.C. Nicholson et al in the 44th District Court Dallas County, Texas, recorded in Volume 28, Page 369 of the minutes of said Court, and being more particularly described as follows: Beginning at a 1/2-inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set for corner at the intersection of the West line of SW 3rd Street, a public right-of-way, with the North line of Dallas Street, a public right-of-way, said point being the Southeast corner of said Lot 1; Thence South 89 degrees 46 minutes 50 seconds West, along said North line, same being the South line of said Lot 1, a distance of 104.00 feet to a 1/2 - inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at the Southeast corner of that portion of said Lot 1 described in deed to Donna P. Robison, recorded in Document Number 2005186-11833, Deed Records, Dallas County, Texas; Thence North, passing at a distance of 50.00 feet the common line of said Lots 1 and 2, and continuing for a total distance of 100.00 feet to a 1/2-inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set in South line of Lot 3, of said Block D. at the Northeast corner of said Robison tract; Thence North 89 degrees 46 minutes 50 seconds East, a distance of 104.00 feet to a 1/2-inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set for corner in the said West line of SW 3rd Street at the Easterly common corner of said Lots 2 and 3; Thence South, along said West line, a distance of 100.00 feet to the PLACE OF BEGINNING and containing 10,400 square feet or 0.239 of an acre of land.

**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. PHH Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:


C/O PHH Mortgage Corporation  
1 Mortgage Way  
Mt. Laurel, NJ 08054  
Phone: 877-744-2506

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: May 26, 2020



Stephanie Spurlock, 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

**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, Stephanie Spurlock, whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,  
Dallas, TX 75206. I declare under penalty of perjury that on May 26, 2020 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.

Our File Number: 14-08414  
Name: MORRIS R COE JR. and JACKEE T COE,

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 27, 2001, MORRIS R. COE, JR. and JACKEE T. COE, executed a Deed of Trust/Security Instrument conveying to D. ROGERS, as Trustee, the Real Estate hereinafter described, to SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 1476853, in Book 149, at Page 02781 in the DEED OF TRUST OR REAL PROPERTY 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 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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at county courthouse in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows: LOT 30, BLOCK M, OF WESTCHESTER ON THE CREEK, PHASE 1, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 96192, PAGE 4667, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. COMMONLY KNOWN AS 820 CHANCELLORSVILLE PARKWAY, GRAND PRAIRIE, TEXAS 75052.

Property Address: 820 CHANCELLORSVILLE PKWY, GRAND PRAIRIE, TX 75052  
Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC  
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE OF VENDEE MORTGAGE TRUST 2002-1  
1600 S. DOUGLASS ROAD, SUITE 200-A  
ANAHEIM, CA 92806

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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 21 day of May, 2020.



Rick Snoko, Guy Wiggs, Russell Stockman,  
David Stockman, Brenda Wiggs, Denise  
Boerner, Donna Stockman, Tim Lewis, Michelle  
Schwartz, Kathy Arrington

Substitute Trustee Address:  
Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 05-22-20 BY 60322/UC/STP

2020 MAY 22 PM 3:06

013713

