

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2020 JUN 15 AM 10:45

JOHN E. WARDEN
COUNTY CLERK
DALLAS COUNTY

DALLAS County

Deed of Trust Dated: March 30, 2007

Amount: \$253,200.00

Grantor(s): DORIS I. OBOLI

Original Mortgagee: BANK OF AMERICA, N.A.

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT AS TRUSTEE OF SECURITIZED MORTGAGE ASSET-LOAN TRUST 2015-1

Mortgagee Servicer and Address: c/o NEWREZ MORTGAGE LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property
Recording Information: Document No. 20070120265

Legal Description: LOT 28 IN BLOCK C OF HUNTERS RIDGE REVISED, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. 2006-102707, PLAT RECORDS DALLAS COUNTY, TEXAS.

Date of Sale: July 7, 2020 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.

BRENT GRAVES OR JOHN BEAZLEY, RICK MONTGOMERY, AARON PARKER, LOGAN THOMAS, WENDY LAMBERT, PHILLIP PIERCEALL, TERRY WATERS, CLAY GOLDEN, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, TIM LEWIS, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, JOHN PHILLIP MARQUEZ OR KATHY ARRINGTON 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.

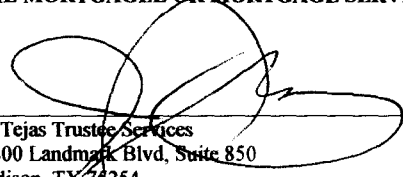
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-001823



c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on or about March 6, 2020, 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 Pablo Munoz, the present owner of said real property, to Las Brisas Hills Condominiums Association (the "Association"); and

WHEREAS, the said Pablo Munoz has continued to default in the payment of his 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 Tuesday, July 7, 2020, 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 1, Building CU, of Las Brisas Hills, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (4301 Madera Road, Building CU, Unit 1)

WITNESS my hand this 16 day of June, 2020

FILED
2020 JUN 16 PM 1:58
JASON R. REED
COUNTY CLERK
DALLAS COUNTY

LAS BRISAS HILLS CONDOMINIUMS
ASSOCIATION

By: Jason R. Reed
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 16 day of June, 2020, at the Dallas County Courthouse in Dallas, Texas.

[Signature]

EXIHIBIT A

Being Unit No. 1, in Building CU, and an undivided interest in and to the general and limited common elements of LAS BRISAS HILLS CONDOMINIUMS, a condominium regime in the City of Irving, Dallas County, Texas, according to the Condominium Declaration, dated September 11, 1981, recorded in Volume 81179, Page 902, Condominium Records of Dallas County, Texas; and First Amendment recorded in Volume 81184, Page 392, Deed Records, Dallas County, Texas, and Supplemental Declarations recorded in Volume 83169, Page 4278, Deed Records, Dallas County, Texas; recorded in Volume 83169, Page 4299, Deed Records, Dallas County, Texas and recorded in Volume 83169, Page 4320, Deed Records, Dallas County, Texas; and Second Amendment to Declaration and Master Deed recorded in Volume 85180, Page 4373, Deed Records, Dallas County, Texas, and Third Amendment to Declaration and Master Deed recorded in Volume 86101, Page 5355, Deed Records, Dallas County, Texas

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on or about March 6, 2020, 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 The Estate of Steven David Langston, the present owner of said real property, to Las Brisas Hills Condominiums Association (the "Association"); and

WHEREAS, the said The Estate of Steven David Langston has continued to default in the payment of its 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 Tuesday, July 7, 2020, 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 4, Building DG, of Las Brisas Hills, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (2623 Piedras Drive, Building DG, Unit 4)

WITNESS my hand this 16 day of June, 2020

LAS BRISAS HILLS CONDOMINIUMS
ASSOCIATION

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

2020 JUN 16 PM 1:51

JOHN E. WATSON
COUNTY CLERK
DALLAS COUNTY

The within notice was posted by me on the 16 day of June, 2020, at the Dallas County Courthouse in Dallas, Texas.

[Signature]

EXIHIBIT A

Unit 4 in Building DG of Las Brisas Hills Condominiums, a Condominium regime in the City of Irving, Dallas County, Texas, according to the Declaration filed for record on September 14, 1981, and recorded in Volume 81179, Page 902, Condominium Records, Dallas County, Texas, as amended by instruments recorded in Volume 81184, Page 392; Volume 83169, Page 4278; Volume 83169, Page 4299; Volume 83169, Page 4320; Volume 85180, Page 4373 and Volume 86101, Page 5355, Real Property Records, Dallas County, Texas, together with an undivided interest in the General Common Elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration.

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on or about January 27, 2020, 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 William McCleskey, the present owner of said real property, to The Mandolin Collection Homeowners' Association, Inc. (the "Association"); and

WHEREAS, the said William McCleskey has continued to default in the payment of his 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 Tuesday, July 7, 2020, 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:

Lot 8, of The Mandolin Collection, an Addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 86152, Page 5861, Map Records, Dallas County, Texas (9414 Penny Lane)

WITNESS my hand this 16 day of June, 2020

THE MANDOLIN COLLECTION
HOMEOWNERS' ASSOCIATION, INC.

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

2020 JUN 16 PM 1:51
JOHN E. VASQUEZ
COUNTY CLERK
DALLAS COUNTY
TX

The within notice was posted by me on the 16 day of June, 2020, at the Dallas County Courthouse in Dallas, Texas.

[Signature]