

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS *
 * KNOWN ALL MEN BY THESE PRESENT
COUNTY OF DALLAS *

WHEREAS, by Deed of Trust dated **AUGUST 2, 2019**, recorded under **DALLAS** County Clerk's File #**201900230799**, Deed Records, **DALLAS** County, Texas, executed by **HUNTER INVESTMENTS LLC**, to Charles C. Gumm, III or Carrie Waibel, Trustee, for the benefit of **FIRST FUNDING INVESTMENTS, INC.**, with the property situated in the County of **DALLAS**, Texas, to wit:

BEING LOT 29, BLOCK 3, OF CASA VIEW HEIGHTS, FIFTEENTH INSTALLMENT, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, ACCORDING TO THE REVISED MAP THEREOF, RECORDED IN VOLUME 29, PAGE 233, OF THE MAP THEREOF RECORDS OF DALLAS COUNTY, TEXAS. aka: 4727 Laurel Ln., Mesquite, Texas 75150.


(herein the "Property") to secure that certain Promissory Note therein described in the original principal amount of **\$126,000.00**, executed by **HUNTER INVESTMENTS LLC**, and made payable to the order of **FIRST FUNDING INVESTMENTS, INC.**

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the **7th** day of **JULY 2020**, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sale will begin at **10:00 A.M.** or not later than three (3) hours thereafter.

WITNESS MY HAND this 3RD day of JUNE, 2020

FILED
2020 JUN 15 PM 3:43
JANIE WAGNER
COUNTY CLERK
DALLAS COUNTY
BY _____


CHARLES C. GUMM, III, Trustee
2205 Martin Dr., Ste 200
Bedford, Tx 76021 /817-267-4242

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:

Being Lot 34 Block 22, Mesquite Park 04 Addition, an Addition to the City of Mesquite, County of Dallas, Texas. (Commonly known as "925 Miranda Street, Mesquite, Texas 75149.)

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated August 20, 2015 and recorded in Document 201500228607 real property records of Dallas County, Texas.

3. *Date, Time, and Place of Sale.*

Date: 07/07/2020

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Dallas County Courthouse, Texas at the following location: North side of the George Allen Courts Building facing Commerce Street or as designated by the County Commissioners Court

4. *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.

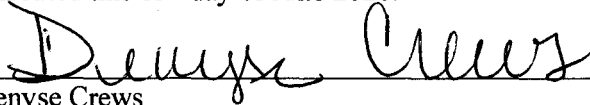
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation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

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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Santiago Alvarez Hurtado and Maria Veronica Perez as Grantor and CR Propertywise, LLC as Grantee, provides that it secures the payment of the indebtedness in the original principal amount of \$98,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. CR Propertywise, LLC is the current mortgagee of the note and deed of trust

Default and Request to Act. Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 15th day of June 2020.



Denyse Crews
Substitute Trustee

c/o CR Propertywise, LLC., 9129 Belshire Dr. #100, North Richland Hills, TX 76182

2020 JUN 15 PM 1:09
JOHN F. HARRIS
COUNTY CLERK
DALLAS COUNTY
PROPERTY

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2020 JUN 15 AM 11:29

**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.**

DAVID E. WARREN
CLERK
DALLAS COUNTY
TEXAS

Matter No.: 093386-TX

Date: June 2, 2020

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: UBALDO CURIEL
ORIGINAL MORTGAGEE: AAA CASH FOR HOUSES, INC.
CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 9/14/1998, RECORDING INFORMATION: Recorded on 9/21/1998, as Instrument No. 303823 in Book 98184 Page 06962

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT 12 IN BLOCK 1 OF EL ROSA ADDITION, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 39, PAGE 83, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/7/2020, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806


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 property securing the above referenced loan.



Matter No.: 093386-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, KATHY ARRINGTON, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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.

By: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

Notice of Trustee's Sale

FILED

Date: JUNE 8, 20204142

2020 JUN 15 AM 8:30

Substitute Trustee:

NORMAN H. EWERT

JOHN E. HANSEN
CLERK
DALLAS COUNTY

Substitute Trustee's Address:

18601 LBJ, S-150, MESQUITE, TEXAS 75150

Mortgagee: REAL ADVANTAGE INC., a Texas Corporation

Note: Note dated JANUARY 28, 2013 in the amount of \$97,000.00

Deed of Trust

Date: JULY 20,2012

Grantor: JUSTIN LEE JONES AND MARIA GUADALUPE VILLA

Mortgagee: REAL ADVANTAGE INC., a Texas Corporation

Recording information: FILED DALLAS COUNTY ON AUGUST 17, 2012

Property:

LOT 38, BLOCK M OF TOWN EAST ESTATES ADDITION, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS ALSO KNOWN AS 2530 ALOHA DRIVE, MESQUITE, TEXAS

County: Dallas

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

Time of Sale: 12:00 NOON

Place of Sale: George Allen Courthouse, 600 Commerce St., Dallas, Texas 75201

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.

Mortgagee has appointed NORMAN H. EWERT as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the

Note.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



NORMAN H. EWERT
18601 LBJ, S-150, MESQUITE, TEXAS 75150

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about February 23, 2017, 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 Levar Guidry and Temprese Guidry, the present owners of said real property, to Falcon's Ridge Owners Association (the "Association"); and

WHEREAS, the said Levar Guidry and Temprese Guidry have continued to default in the payment of their 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 21, Block E, of Falcon's Ridge, Phase 1, an addition to the City of Mesquite, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 3636888, Page 2005, of the Map Records of Dallas County, Texas (3612 Carriage Avenue)

WITNESS my hand this 15 day of June, 2020

FALCON'S RIDGE OWNERS 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]

FILED
2020 JUN 16 PM 1:51
JONIE PARKER
COUNTY CLERK
DALLAS COUNTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about August 10, 2017, 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 Jorge Martinez, the present owner of said real property, to The Villages of Falcon's Lair Homeowners Association (the "Association"); and

WHEREAS, the said Jorge Martinez 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 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 2, Block A, of Villages of Falcon's Lair Phase 1, an addition to the City of Mesquite, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004037, Page 3115 and as amended by Amending Plat recorded in Document No. 201000235435, of the Plat Records of Dallas County, Texas (3524 Newcastle Road)

WITNESS my hand this 15 day of June, 2020

THE VILLAGES OF FALCON'S LAIR
HOMEOWNERS 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]

FILED
2020 JUN 16 PM 1:51
JONIE J. JAMES
COUNTY CLERK
DALLAS COUNTY, TEXAS