

Notice of Substitute Trustee's Sale

FILED

Date: May 14, 2019

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated April 8, 2013 in the original principal amount of \$89,693.00

2019 MAY 14 PM 1:24
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ COUNTY

Deed of Trust

Date: April 8, 2013
Grantor: George Yaws
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Recording information: Clerk's File No. 20130011293, of the Official Public Records of Real Property of Dallas County, Texas
Property: Being all that certain lot, tract or parcel of land located in the H. D. BOHANNAN SURVEY, ABSTRACT NO. 178, and being known as LOT 1 and the WEST 5 FEET of LOT 2 in BLOCK 2 of C. E. MCWHORTER'S UNRECORDED ADDITION to the city of Seagoville, Dallas County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Substitute Trustee's Name: Brent A. Lane, David Garvin, Jack Beckman, Kelly Goddard, or Michelle Schwartz, any to act
Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

County: Dallas
Date of Sale (first Tuesday of month): July 2, 2019
Time of Sale: 11:00 a.m. to 2:00 p.m.

Place of Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, David Garvin, Jack Beckman, Kelly Goddard, or Michelle Schwartz, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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: [Signature]
Brent A. Lane, David Garvin, Jack Beckman, Kelly Goddard, or Michelle Schwartz, any to act

Exhibit "A"

Being all that certain lot, tract or parcel of land located in the H. D. BOHANNAN SURVEY, ABSTRACT NO. 178, and being known as LOT 1 and the WEST 5 FEET of LOT 2 in BLOCK 2 of C. E. MCWHORTER'S UNRECORDED ADDITION to the City of Seagoville, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch dia. iron rod set for corner at the intersection of the Southeast line of Retha Street (a 59 foot public right-of-way) with the Northeast line of S. Kaufman Street (a 50 foot public right-of-way);

THENCE North 45 deg. 21 min. 17 sec. East, along said Southeast line, a distance of 150.00 feet to a 1/2 inch dia. iron rod set for corner;

THENCE South 45 deg. 00 min. 00 sec. East, along the Southwest line of a 16 foot alley right-of-way, a distance of 55.00 feet to a 1/2 inch dia. iron rod set for corner;

THENCE South 45 deg. 21 min. 17 sec. West, along the Northwest line of a tract of land conveyed to Mark Pierson, by Deed recorded in Volume 94139, Page 1606, Deed Records, Dallas County, Texas, (also known as the East 45 feet of Lot 2, Block 2 of said C. E. McWhorter's Addition), a distance of 150.00 feet to a 1/2 inch dia. iron rod set for corner;

THENCE North 45 deg. 00 min. 00 sec. West (Basis of Bearing assumed), along the said Northeast line of Kaufman Street, a distance of 55.00 feet to the PLACE OF BEGINNING.

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

2019 MAY -2 AM 11:51
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

TS#: 19-21989

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/29/2003, KEISHA L. WILKERSON, AN UNMARRIED WOMAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CTC REAL ESTATE SERVICES, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR COUNTRYWIDE HOME LOANS, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$118,844.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR COUNTRYWIDE HOME LOANS, INC., which Deed of Trust is Recorded on 10/20/2003 as Volume 2605359, Book , Page , and under modification recorded 6/26/2018 as instr#201800168440 in Dallas County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 15, BLOCK A, OAKRIDGE SOUTH, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 2003076, PAGE 00076, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

Commonly known as: **207 OAKHURST DRIVE, SEAGOVILLE, TX 75159**

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 **Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington**, 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 Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that



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agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **7/2/2019 at 10:00 AM**, or no later than three (3) hours after such time, in **Dallas County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place 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: **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**

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, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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.

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.

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.

WITNESS, my hand this 5/1/2019



By: Substitute Trustee(s)

Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington,
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.***

19-252691

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

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| Deed of Trust Date: September 18, 2015 | Original Mortgagor/Grantor: DYRICKEYO T. JOHNSON AND KIMBERLY JOHNSON |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR INWOOD NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: NEWREZ MORTGAGE LLC D/B/A SHELLPOINT MORTGAGE SERVICING |
| Recorded in: Volume: N/A Page: N/A Instrument No: 201500253901 | Property County: DALLAS |
| Mortgage Servicer: NEWREZ LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING | Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601 |

FILED
 2019 MAY -2 AM 11:50
 JOHN F. HARRER
 COUNTY CLERK
 DALLAS COUNTY, TEXAS

* 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.

Secures: Note in the original principal amount of \$177,721.00, executed by DYRICKEYO T. JOHNSON AND KIMBERLY JOHNSON ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 2703 LAUREN WAY, SEAGOVILLE, TX 75159

Legal Description of Property to be Sold: LOT 15, BLOCK A, OF CEDAR RIDGE ESTATES, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN C.C.# 200600043241, OF MAP RECORDS, DALLAS COUNTY, TEXAS.

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| Date of Sale: July 02, 2019 | Earliest time Sale will begin: 10:00 AM |
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Place of sale of Property: George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NEWREZ MORTGAGE LLC D/B/A SHELLPOINT MORTGAGE SERVICING*, the owner and holder of the Note, has requested Brent Graves, Craig Muirhead, Aaron Parker, Logan Thomas, Rick Montgomery, Phillip Pierceall, Cary Corenblum, Shawn Schiller, Matthew Hansen, Terry Waters, Clay Golden, Michelle Schwartz, Guy Wiggs, Russell Stockman, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618 or Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolanii, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NEWREZ MORTGAGE LLC D/B/A SHELLPOINT MORTGAGE SERVICING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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.

Pursuant to section 51.0075(a) of the Texas Property Code, Brent Graves, Craig Muirhead, Aaron Parker, Logan Thomas, Rick Montgomery, Phillip Pierceall, Cary Corenblum, Shawn Schiller, Matthew Hansen, Terry Waters, Clay Golden, Michelle Schwartz, Guy Wiggs, Russell Stockman, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618 or Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Brent Graves, Craig Muirhead, Aaron Parker, Logan Thomas, Rick Montgomery, Phillip Pierceall, Cary Corenblum, Shawn Schiller, Matthew Hansen, Terry Waters, Clay Golden, Michelle Schwartz, Guy Wiggs, Russell Stockman, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618 or Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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 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.


SUBSTITUTE TRUSTEE

Brent Graves, Craig Muirhead, Aaron Parker, Logan Thomas, Rick Montgomery, Phillip Pierceall, Cary Corenblum, Shawn Schiller, Matthew Hansen, Terry Waters, Clay Golden, Michelle Schwartz, Guy Wiggs, Russell Stockman, Vanessa McHaney, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112