

## NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 15<sup>th</sup> day of March, 2018, **OGELIA WATKINS AND JEREMY R. TURNER** executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure **JEFFREY W. MARCHINO**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No.201800075321 of the Deed of Trust 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 of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 4<sup>th</sup> day of JUNE, 2019, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps at the east side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

SEE ATTACHED EXHIBIT "A". ALSO KNOWN AS 733 CRESENT DRIVE, DESOTO, TEXAS.

WITNESS MY HAND, the 13<sup>th</sup> day of MAY, 2019.



DARRIN W. STANTON, TRUSTEE

FILED  
2019 MAY 13 PM 3:07  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY

**EXHIBIT "A"**

**BEING a portion of Lot 8, in Block C, of PARK PLACE, PHASE ONE, being part of the WILLIAM A. FORGY SURVEY, ABSTRACT NO. 464, City of DESOTO, DALLAS County, Texas, said subdivision is recorded in Volume 84177, Page 3652 of the Map Records of DALLAS County, Texas, said portion of Lot 8, in Block C being called Lot 8-A and is more particularly described by metes and bounds as follows:**

**BEGINNING at an iron rod for the southwest corner of Lot 8, Block C in the northerly Right-of-way line of Crescent Drive, as recorded, for the PLACE OF BEGINNING;**

**THENCE North 01 degree 22 minutes 08 seconds East, a distance of 110.0 feet to an iron rod for corner;**

**THENCE South 88 degrees 37 minutes 52 seconds East, a distance of 33.0 feet to an iron rod for corner;**

**THENCE South 01 degree 22 minutes 08 seconds West, a distance of 49.41 feet to an iron rod for corner;**

**THENCE South 88 degree 37 minutes 52 seconds East, a distance of 20.52 feet to an iron rod for corner;**

**THENCE South 43 degrees 37 minutes 52 seconds East, a distance of 7.63 feet to an iron rod for corner;**

**THENCE South 01 degree 22 minutes 08 seconds West, a distance of 55.19 feet to an iron rod for corner in the northerly right-of-way line of Crescent Drive;**

**THENCE North 88 degrees 37 minutes 52 seconds West, along the northerly right-of-way of Crescent Drive, a distance of 58.92 feet to the PLACE OF BEGINNING.**

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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:** June 04, 2019

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

**Place:** 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 or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 24, 2012 and recorded in Document CLERK'S FILE NO. 201200059387 real property records of DALLAS County, Texas, with MARIE Y DOUGLAS, grantor(s) and METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MARIE Y DOUGLAS, securing the payment of the indebtednesses in the original principal amount of \$139,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c o CHAMPION MORTGAGE COMPANY  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

\_\_\_\_\_  
MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL  
Substitute Trustee

c o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

FILED  
2019 MAY 13 PM 2:42  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_



940 VALLEY RIDGE DR  
DESOTO, TX 75115

0000008051930  
Date of Sale: 06/04/2019

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**

LOT 8, BLOCK B, OF PLEASANT VALLEY ADDITION, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 51, PAGE 177, MAP RECORDS, DALLAS COUNTY, TEXAS.

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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: June 04, 2019

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

Place: 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 or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 24, 2015 and recorded in Document CLERK'S FILE NO. 201500323089 real property records of DALLAS County, Texas, with KERRY R BRINKLEY AND CHACHITA BRINKLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KERRY R BRINKLEY AND CHACHITA BRINKLEY, securing the payment of the indebtednesses in the original principal amount of \$346,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361

FILED  
2019 MAY 13 PM 2:41  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_



NTSS00000007222235

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, 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 whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

600 CLUBWOOD COURT  
DESOTO, TX 75115

00000007222235

00000007222235

DALLAS

**EXHIBIT "A"**

LOT 24, BLOCK A, OF SILVER CREEK MEADOWS, PHASE I, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER CLERK'S FILE NO(S). 2007-379727, MAP RECORDS, DALLAS COUNTY, TEXAS.



FILED

Notice of Foreclosure Sale

2019 MAY 13 PM 2:40

THE FORECLOSURE IS SCHEDULED TO OCCUR ON JUNE 4, 2019.

JOHN F. WARREN  
COUNTY CLERK

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 properties to be sold is described as follows:

Lot 6, Block C, Eagle Point Estates, an Addition to the City of DeSoto, Dallas County, Texas, according to the Plat thereof recorded under Document No. 200600314718 of the Real Property Records of Dallas County, Texas; more commonly known as 6 Wood Hollow Way, DeSoto, Texas 75115;

Lot 7, Block C, Eagle Point Estates, an Addition to the City of DeSoto, Dallas County, Texas, according to the Plat thereof recorded under Document No. 200600314718 of the Real Property Records of Dallas County, Texas; more commonly known as 917 Wood Hollow Way, DeSoto, Texas 75115; and

Lot 5, Block C, Eagle Point Estates, an Addition to the City of DeSoto, Dallas County, Texas, according to the Plat thereof recorded under Document No. 200600314718 of the Real Property Records of Dallas County, Texas; more commonly known as 925 Wood Hollow Way, DeSoto, Texas 75115.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded in 201800066550 of the real property records of Dallas County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: June 4, 2019.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: North side of courthouse facing Commerce Street below the overhang or as otherwise designated by County Commissioner.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but 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.

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.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

5. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$938,000.00, executed by BAPA Brooklyn 2004, LLC by Jonathan Blount, Manager, and payable to the order of Stronghill Texas, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtedness of BAPA Brooklyn 2004, LLC by Jonathan Blount, Manager to Stronghill Texas, LLC. Stronghill Texas, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Dylan Schultz Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 7200 N. MoPac Expressway, Suite 270, Austin, Texas 78731.

6. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: 13<sup>th</sup> day of May, 2019



Liz Figueroa, Paul Figueroa, Dylan Schultz,  
Nikolaos P. Stavros, Lindsey Kelly,  
Wendy Storey, or Clinton Holden  
7200 N. MoPac Expressway, Suite 270  
Austin, TX 78731  
Telephone: (512) 346-6011  
Fax: (512) 346-6005

AFTER POSTING RETURN TO:  
Stavros & Kelly, PLLC  
7200 N. MoPac Expressway, Suite 270  
Austin, TX 78731  
Tel: (512) 346-6011  
Fax: (512) 346-6005

FILED

C&M No. 44-19-0845 / FHA / Yes / FILE NOS  
Cenlar FSB

2019 MAY 13 AM 11:00

**NOTICE OF TRUSTEE'S SALE**

JOHN F. WARREN  
COUNTY CLERK

**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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: July 18, 2017

Grantor(s): Mame K. Lam, single woman

Original Trustee: Gregory S. Graham

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Paramount Residential Mortgage Group, Inc., its successors and assigns

Recording Information: Clerk's File No. 201700203904, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: Paramount Residential Mortgage Group, Inc.

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618 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.

**Legal Description:**

LOT 14, BLOCK 1, FROST FARMS, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 83222, PAGE 1844, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BY CERTIFICATE OF CORRECTION RECORDED IN VOLUME 84085, PAGE 2030, OFFICIAL RECORDS, DALLAS COUNTY, TEXAS.

Date of Sale: 06/04/2019 Earliest Time Sale Will Begin: 1:00 PM

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

**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.**

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Shelley Ortolani, Mary Mancuso, Brett Baugh, Kenny Shirey, Rick Montgomery, Craig Muirhead, Clay Golden, Robert Aguilar, Brent Graves, John Beazley, Wendy Lambert, Troy Robinett, Robert Ortolani, Michele Hreha, Aaron Parker, Mark Buleziuk, Matt Hansen, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Frederick Britton, Terry Waters, Michelle Schwartz, Francesca Ortolani, Kathy Arrington, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee**

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.



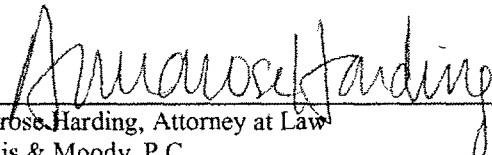
4693558

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

Executed on this the 9th day of May, 2019.

**For Information:**

"Auction.com  
1 Mauchly  
Irvine, CA 92618

  
\_\_\_\_\_  
Annarose Harding, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-19-0845 / FHA / Yes  
Cenlar FSB

SELECT PORTFOLIO SERVICING, INC. (SPS)  
THOMAS, GREGORY  
1211 ASHFORD DRIVE, DESOTO, TX 75115

CONVENTIONAL  
Firm File Number: 15-019523

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 31, 2006, GREGORY THOMAS, A MARRIED MAN & TONYA THOMAS, HIS SPOUSE, SIGNING PRO FORMA TO PERFECT LIEN ONLY, as Grantor(s), executed a Deed of Trust conveying to JOE E. SHAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WMC MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 200600335115, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

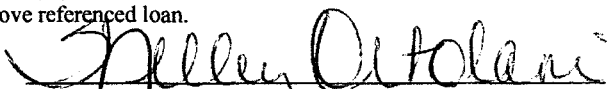
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 4, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 7, BLOCK 3, CHAPEL HILL, II, PHASE I, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2002089, PAGE 15, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 1211 ASHFORD DRIVE  
DESOTO, TX 75115  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS, OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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.

  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Michele Hreha, Mary Mancuso or  
Francesca Ortolani  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

FILED  
2019 MAY 13 AM 11:02  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

SELECT PORTFOLIO SERVICING, INC. (SPS)  
GILLESPIE, PEGGY  
1220 LEISURE LANE, DE SOTO, TX 75115

CONVENTIONAL  
Firm File Number: 18-030987

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 9, 2004, DARRELL GILLESPIE AND PEGGY GILLESPIE, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CALVIN C. MANN JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR REGIONS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2772769, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 4, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

BEING LOT 24, IN BLOCK 22, OF WINDMILL HILL ADDITION, FOURTH SECTION, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 88168, PAGE 5389 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 1220 LEISURE LANE  
DE SOTO, TX 75115  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO BANK OF AMERICA, N.A., AS SUCCESSOR TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR EMC MORTGAGE LOAN TRUST 2006-A, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-A  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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.

  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Michele Hreha, Mary Mancuso or  
Francesca Ortolani  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

FILED  
2019 MAY 13 AM 11:02  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
PROPERTY

## NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 30<sup>th</sup> day of OCTOBER, 2017, **FINAL 4 INVESTMENTS LLC** executed a Deed of Trust conveying to **DARRIN W. STANTON**, Trustee, the Real Estate hereinafter described, to secure **DFW INVESTOR LENDING, LLC**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No.201700309191 of the Deed of Trust 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 of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 4TH day of JUNE, 2019, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps at the east side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 15, BLOCK H, KENTSDALE FARM PHASE ONE, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2005145, PAGE 240, MAP RECORDS, DALLAS COUNTY, TEXAS.

ALSO KNOWN AS 1009 SURREY DRIVE, DESOTO, TEXAS.

WITNESS MY HAND, the 14 day of MAY, 2019.

  
\_\_\_\_\_  
**DARRIN W. STANTON, TRUSTEE**

BY \_\_\_\_\_  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DISTRICT CLERK

2019 MAY 14 PM 3:30

FILED

FILED

2019 MAY 13 AM 9:10

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY \_\_\_\_\_ COUNTY

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS, RINADA L. HARRISON, AN UNMARRIED WOMAN delivered that one certain Deed of Trust dated MARCH 31, 2011, which is recorded in INSTRUMENT NO. 201100085910 of the real property records of DALLAS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$142,103.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and**

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and**

**WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and**

**WHEREAS, GATEWAY MORTGAGE GROUP, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**

**NOTICE IS HEREBY GIVEN that on Tuesday, JUNE 4, 2019, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:**

**LOTS 3A AND 3B, BLOCK 30 OF MEADOWBROOK ESTATES ADDITION, SIXTH INSTALLMENT, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83105, PAGE 2868, MAP RECORDS, DALLAS COUNTY, TEXAS; AND ACCORDING TO THE CERTIFICATE OF CORRECTION RECORDED IN VOLUME 83178, PAGE 3567, DEED RECORDS, DALLAS COUNTY, TEXAS.**

**The sale will occur at that area designated by the Commissioners Court of DALLAS County, Texas, for such sales (OR AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG).**

**NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, LLC, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74034. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.**

**Dated: MAY 13, 2019.**



**SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR ROSALIE C.  
SCHROEDER OR VIVIAN N. LOPEZ**

FILE NO.: GMG-2030  
PROPERTY: 608 MIRKES PARKWAY  
DESOTO, TEXAS 75115

RINADA L. HARRISON

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263