

FILED

Notice of Foreclosure Sale

2019 MAY -7 AM 10:01

1. *Property to Be Sold.* The property to be sold is described as follows: JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
Being Lot 6, Block 4, WESTWOOD ADDITION, THIRD SECTION, an Addition to the
City of Duncanville, Dallas County, Texas, according to the Plat thereof recorded in
Volume 70186, Page 2484, Map Records of Dallas County, Texas;

Being better known as 514 Park Lane, Duncanville, Texas 75116

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust
Document No. 201400242475, 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 1:00 p.m.

Place: Dallas County Courthouse in Dallas, Texas, at the following location: North side
of George Allen Courts Building in Dallas, Dallas County, Texas at 600
Commerce Street, Dallas, Texas 75202

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for
another day. In that case, the trustee or substitute trustee under the deed of trust need not appear
at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or
rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled
in accordance with the posting and filing requirements of the Texas Property Code. The
reposting or refileing may be after the date originally scheduled for this sale.

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 the deed of trust, the beneficiary 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.

Pursuant to section 51.0075 of the Texas Property Code, the 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. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Rocio Ayala Leal and Jorge Tavares-Munoz.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$162,000.00, executed by MARIA BERENICE RAMIREZ and MARIE DE LA LUZ HERNANDEZ-TURRUBIARTES, and payable to the order of LLGEE, Inc., and LLGEE, Inc., 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 the undersigned or to the beneficiary, LLGEE, Inc., at 8710 Greenville Avenue, Dallas, Texas 75243.

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

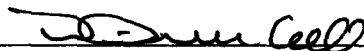
Assert and protest your rights as a member of the armed forces of the United States.

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.

Dated: May 6, 2019



David McCall
1700 Redbud Blvd, Suite 300
McKinney, Texas 75069
Telephone (214) 544-4000
Telecopier (214) 544-4044

FILED

Notice of Foreclosure Sale

2019 MAY -7 AM 10: 01

1. *Property to Be Sold.* The property to be sold is described as follows: JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
Being Lot 5, Block 7, WESTWOOD ADDITION, SECTION 2, an Addition to the City
of Duncanville, Dallas County, Texas, according to the Plat thereof recorded in Volume
69096, Page 1828, Map Records of Dallas County, Texas;

Being better known as 718 West Ridge Drive, Duncanville, Texas 75116

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust
Document No. 201300141629, 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 1:00 p.m.

Place: Dallas County Courthouse in Dallas, Texas, at the following location: North side
of George Allen Courts Building in Dallas, Dallas County, Texas at 600
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at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or
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time of sale.

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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 the deed of trust, the beneficiary 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.

Pursuant to section 51.0075 of the Texas Property Code, the 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. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Rocio Ayala Leal and Jorge Tavares-Munoz.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$98,000.00, executed by Rocio Ayala Leal and Jorge Tavares-Munoz, and payable to the order of LLGEE, Inc., and LLGEE, Inc., 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 the undersigned or to the beneficiary, LLGEE, Inc., at 8710 Greenville Avenue, Dallas, Texas 75243.

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

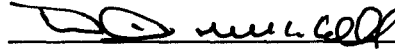
Assert and protest your rights as a member of the armed forces of the United States.

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.

Dated: May 6, 2019



David McCall
1700 Redbud Blvd, Suite 300
McKinney, Texas 75069
Telephone (214) 544-4000
Telecopier (214) 544-4044

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/22/2011

Grantor(s)/Mortgagor(s):
FIDELIA J MOORE AND CHARLIE PARKER

Original Beneficiary/Mortgagee:
JPMORGAN CHASE BANK, N.A.

Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not individually but as trustee for
Pretium Mortgage Acquisition Trust

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201100214238

Property County:
DALLAS

Mortgage Servicer:
Selene Finance, LP is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
9990 Richmond Avenue, Ste. 400 South,
Houston, TX 77042-4546

Legal Description: BEING LOT 4, IN BLOCK 8, OF FOURTH SECTION GREENWAY ESTATES, AN
ADDITION TO DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF
RECORDED IN VOLUME 73224, PAGE 1167, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: 6/4/2019

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING
COMMERCE STREET 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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.


Shelley Ortolani, Michele Hreha, Robert Ortolani or
Mary Mancuso or Francesca Ortolani
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

BY _____
DEPUTY

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2019 APR 25 AM 9:58

MH File Number: TX-19-70842-POS
Loan Type: Conventional Residential

FILED