

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County

Deed of Trust Dated: November 2, 2016

Amount: \$223,771.00

Grantor(s): PERSA MORGAN

Original Mortgagee: LOANDEPOT.COM, LLC DBA IMORTGAGE

Current Mortgagee: LOANDEPOT.COM, LLC

Mortgagee Servicer and Address: c/o CENLAR FSB, 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

Recording Information: Document No. 201600310848

Legal Description: LOT 32, IN BLOCK 6, OF MEADOW SPRINGS PHASE 1, AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003119, PAGE 116 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: June 4, 2019 ~~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 CRAIG MUIRHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, SHELLEY ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON, VANESSA MCHANAY OR JOHN PHILLIP MARQUEZ 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 MORTGAGEE SERVICE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
SECURITY
2019 MAY 13 PM 1:49

FILED



KIM ELLEN LEWINSKI, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2019-000077



Printed Name: _____
c/o Auction.com, LLC

1 Mauchly
Irvine, California 92618

JOHN PHILIP MARQUET

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

*

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KNOWN ALL MEN BY THESE PRESENTS

COUNTY OF DALLAS

*

WHEREAS, by Deed of Trust dated December 4, 2017, recorded under DALLAS County Clerk's File #201700346794, Deed Records, DALLAS County, Texas, executed by MONTERREY FINANCIAL EDUCATION SERVICES, LLC DBA DALLAS FINANCIAL CENTER, to Charles C. Gumm, III, Trustee, for the benefit of FIRST FUNDING INVESTMENTS, INC., with the property situated in the County of DALLAS, Texas, to wit:

BEING LOT 8, BLOCK C, OF TOP OF THE HILL FARMS ADDITION, AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 72011, PAGE 2418, MAP RECORDS, DALLAS COUNTY, TEXAS. aka: 420 Sleepy top Dr., Glenn Heights, Texas 75154.

(herein the "Property") to secure that certain Promissory Note therein described in the original principal amount of \$185,000.00, executed by MONTERREY FINANCIAL EDUCATION SERVICES, LLC DBA DALLAS FINANCIAL CENTER, 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 4th day of JUNE 2019, 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 11:00 P.M. or not later than three (3) hours thereafter.

WITNESS MY HAND this 14th day of MAY, 2019.

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

BY _____

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2019 MAY 14 PM 12:01

FILED