

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 OR 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: LOT 2, BLOCK 4 OF RIDGECREST ADDITION, REVISED OF THE FIRST INSTALLMENT, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 25, PAGE 145, MAP RECORDS, DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/20/2010 and recorded in Document 201000048009 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: 06/02/2020

Time: 01:00 PM

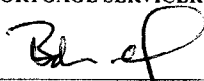
Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

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.

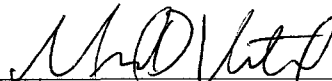
5. Obligations Secured. The Deed of Trust executed by CLARANCE W. EZZELL, provides that it secures the payment of the indebtedness in the original principal amount of \$112,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, Donna Stockman or David Stockman, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, ~~MICHAEL D. VESTAL~~, WES WEBB, KRISTEN WALL, Donna Stockman or David Stockman
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

BY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

2020 FEB 20 PM 3:54

FILED

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
TS#: 18-19752

FILED

2020 MAR 12 PM 4:10

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 2/20/2009, STEPHEN PAUL BROUSSARD, A SINGLE MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of SCOTT R. VALBY, as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for SECURITYNATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$441,750.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for SECURITYNATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, its successors and assigns, which Deed of Trust is Recorded on 2/26/2009 as Volume 200900057476, Book, Page, Deed Re-REcorded on 12/18/2102, Inst #201200373258 and Loan Mod, recorded 04/07/2014, Inst # 201400082956 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 16-A, LOT 16-B AND LOT 16-2 OF RESUBDIVISION OF LOT 16 OF MCLEMORE HEIGHTS AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 69, PLAT RECORDS, DALLAS, COUNTY, TEXAS

Commonly known as: 1419 CHAMBERLAIN STREET, IRVING, TX 75060

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, 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 BANK OF AMERICA, N.A., 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 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 6/2/2020 at 1:00 PM, 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 outside area on the north side of the George Allen Courts Building facing Commerce Street**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgageors 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.



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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 3/11/2020



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

WITNESS, my hand this 3/11/2020



By: Substitute Trustee(s)
Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Michelle Schwartz, Guy
Wiggs, David Stockman, Brenda Wiggs, Denise
Boerner, Donna Stockman, Tim Lewis, Kathy
Arrington
C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

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

Notice of [Substitute] Trustee 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 reserve 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: 06/02/2020

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

Place: **NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 3605 PARTRIDGE LANE, IRVING, TX 75062

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/20/2004 and recorded 03/01/2004 in Book 2004040 Page 01014 Document 2777450, real property records of Dallas County, Texas, with **VICTOR GUTIERREZ, A SINGLE PERSON** grantor(s) and **SOUTHSTAR FUNDING, L.L.C.** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **JOHN BEAZLEY, BOB DICKERSON, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, CLAY GOLDEN, CRAIG MUIRHEAD, SHAWN SCHILLER, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, Donna Stockman or David Stockman** Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **VICTOR GUTIERREZ, A SINGLE PERSON**, securing the payment of the indebtedness in the original principal amount of **\$101,650.00**, and obligations therein described including but not limited to the promissory note, and all modifications, renewals and extensions of the promissory note. **THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JP MORGAN CHASE BANK AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCT, INC, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-RS4** is the current mortgagee of the note and deed of trust or contract lien.

2020 APR - 9 AM 9:19

FILED
CLERK
COUNTY

TS No.: 2020-00315-TX
20-080256-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

BEING LOT 9 IN BLOCK N OF SECOND INSTALLMENT OF PLYMOUTH PARK NORTH NO. 6 ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 969, PAGE 335 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

8. 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. PHH Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

Phone: 877-744-2506


TS No.: 2020-00315-TX
20-000256-673

Notice of [Substitute] Trustee Sale

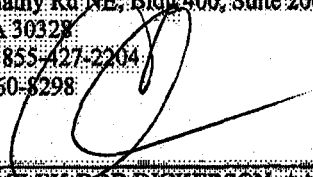
Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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 MORTGAGOR OR MORTGAGEE SERVICE.

Date: April 8, 2020


Stephanie Spaullock, Laterrica Thompson, Camisha Scott, Isaac Walcott, Tanisha Humphrey,
Claire Buxton -- Attorney or Authorized Agent of The Mortgagee or Mortgage Service

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE, Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2304
Fax: 866-960-5298


JOHN BEAZLEY, BOB DICKERSON, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, CLAY GOLDEN, CRAIG MUIRHEAD, SHAWN SCHILLER, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, Dorna Stockman or David Stockman
-- Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting
I am Mike Hall whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 4-9-2020 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

SELECT PORTFOLIO SERVICING, INC. (SPS)
MACANDREW, LISA
4521 N, O'CONNOR ROAD, UNIT #1167, IRVING, TX
75062

CONVENTIONAL
Firm File Number: 19-034023

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 27, 2001, LISA E. MACANDREW, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to GREGORY S. GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR, BANKERS FINANCIAL GROUP, INC. 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 1345378 Volume 2001072, Page 04116, 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 2, 2020** 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, the Substitute Trustee 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:

UNIT NO. 1167, BUILDING E, OF QUAIL RUN CONDOMINIUMS, A CONDOMINIUM IN THE CITY OF IRVING, TEXAS, TOGETHER WITH AN UNDIVIDED 0.3051% INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION RECORDED IN VOLUME 83168, PAGE 260, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS. AND AMENDMENTS THERETO RECORDED IN VOLUME 84077, PAGE 4581, VOLUME 88237, PAGE 1464 AND VOLUME 90165, PAGE 972, DEED RECORDS OF DALLAS COUNTY, TEXAS

Property Address: 4521 N, O'CONNOR ROAD
UNIT #1167
IRVING, TX 75062
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: SELECT PORTFOLIO SERVICING, INC.
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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.


SUBSTITUTE TRUSTEE
John Beazley, Rick Montgomery, Aaron Parker, Logan Thomas, Wendy Lambert, Phillip Pierceall, Brent Graves, Terry Waters, Clay Golden, Cary Corenblum, Shawn Schiller, Matthew Hansen, Michelle Schwartz, Guy Wiggs, Russell Stockman, Tim Lewis, Shelley Ortolani or Michele Hreha or Mary Mancuso or Francesca Ortolani
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

FILED
2020 APR -2 AM 10:34
SHARLE WARGEN
COUNTY CLERK
DALLAS COUNTY, TEXAS
BY

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.

Notice of [Substitute] Trustee 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: 06/02/2020

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

Place: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING
COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS
OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS
THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS
DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 1209 NORTH MACARTHUR BOULEVARD, IRVING, TX 75061

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/08/2005 and recorded 07/18/2005 in Book 2005138 Page 10440 Document 3434902, real property records of Dallas County, Texas, with **Tarisa J. Pompa & Roy M. Pompa, wife and husband** grantor(s) and WMC MORTGAGE CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint BRENT GRAVES, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, JOHN BEAZLEY, WENDY LAMBERT, TIM LEWIS, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, DONNA STOCKMAN OR DAVID STOCKMAN, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Tarisa J. Pompa & Roy M. Pompa, wife and husband**, securing the payment of the indebtedness in the original principal amount of \$127,200.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee for Wachovia Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-WMC1 is the current mortgagee of the note and deed of trust or contract lien.

BY: _____
COUNTY CLERK
DALLAS COUNTY
JOHN E. MARRINEN
2020 MAR 31 AM 9:17

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

BEING a tract of land situated in the T.F.S. Pearson Survey, Abstract No. 1134, in the City of Irving, DALLAS County, Texas, and being part of the same property as described in deed to Carlos W. Williams et us Esther Williams from W.C. Pritchett filed July 5, 1956 in the Deed Records, DALLAS County, Texas, and being more particularly described by metes and bounds as follows:BEGINNING at a 1/2 inch iron rod set for corner in the West line of N. MacArthur Blvd., same being the Southwest corner of a tract of land conveyed to the City of Irving by street deed recorded in Volume 69101, Page 1064 of the Deed Records of DALLAS County, Texas, same also being North 02 degrees 49 minutes 59 seconds West 700.00 feet and North 89 degrees 48 minutes 10 seconds West 10.00 feet from the Northeast corner of the Homeland Addition No. 2 to the City of Irving and same also being the North line of a tract of land as described in deed to J. Aaen filed August 17, 1968 in the Deed Records of DALLAS County, Texas;THENCE North 89 degrees 48 minutes 10 seconds West along the North line of said Aaen tract for a distance of 159.63 feet to a 1/2 inch iron rod found for corner in the East line of Starlight Addition No.4, an Addition to the City of Irving, Texas according to the plat recorded in Volume 428, Page 1263 of the Map Records of DALLAS County, Texas;THENCE North along the said East line of Starlite Addition No. 4 for a distance of 99.88 feet to a 1/2 inch iron rod found for corner, same being the Southwest corner of a tract of land as described in deed to Floyd C. Ford filed March 23, 1955 in the Deed Records of DALLAS County, Texas;THENCE South 89 degrees 47 minutes 44 seconds East along the South line of said Ford tract for a distance of 154.68 feet to a 1/2 inch iron rod set for corner in the said West line of N. MacArthur Blvd., same being the Northwest corner of City of Irving tract;THENCE South 02 degrees 49 minutes 59 seconds East along the said West line of N. MacArthur Blvd. as established by said deed to the City of Irving for a distance of 100.00 feet to the POINT OF BEGINNING and CONTAINING a calculated area of 16,695 square feet or 0.3603 acres of land, more or less.

8. **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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

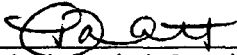
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

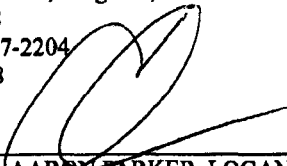
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: March 30, 2020



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

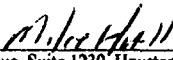
C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



BRENT GRAVES, ~~AARON PARKER~~, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, JOHN BEAZLEY, WENDY LAMBERT, ~~TIM LEWIS~~, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, ~~WES WEBB~~, KRISTEN WALL, DONNA STOCKMAN OR DAVID STOCKMAN - Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am  Mike Hall Certificate of Posting whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3/31/2020 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.