

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: March 05, 2019

Time: The sale will begin at 10:00AM 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 August 15, 2005 and recorded in Document VOLUME 2005161, PAGE 13435 real property records of DALLAS County, Texas, with RHONDA LAURENCE AND EARL LAURENCE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RHONDA LAURENCE AND EARL LAURENCE, securing the payment of the indebtednesses in the original principal amount of \$168,000.00, 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 TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CABANA SERIES III TRUST 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. BSI FINANCIAL SERVICES, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BSI FINANCIAL SERVICES
7500 OLD GEORGETOWN ROAD SUITE 1300
BETHESDA, MD 20814

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

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____

FILED
2019 JAN 31 PM 2:33
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____



NOS00000007318744

0000007318744

DALLAS

EXHIBIT "A"

LOT 21, IN BLOCK E, OF WATERFORD OAKS EAST, PHASE II-A, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2004007, PAGE 241, PLAT RECORDS, DALLAS COUNTY, TEXAS.



NOS0000007318744

CITIMORTGAGE, INC. (CMI)
GLENN, ROBIE R.
419 WOLFE STREET, CEDAR HILL, TX 75236

VA 494961021253
Firm File Number: 18-031426

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 11, 2005, ROBIE R. GLENN, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to LANDAMERICA/COMMONWEALTH TITLE OF DALLAS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMTRUST MORTGAGE CORPORATION 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 3481766 Volume 2005163, Page 12133, 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, March 5, 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 19, BLOCK 5, PINNACLE AT HIGH POINTE, AN ADDITION TO TH CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86242, PAGE 3041, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 419 WOLFE STREET
CEDAR HILL, TX 75236
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MISSOURI 63368-2240


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.

FILED

2019 JAN 31 AM 11:01

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY


SUBSTITUTE TRUSTEE
Shelley Ortolani, Michele Hreha, Robert Ortolani or 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.

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: BEING LOT 19, IN BLOCK 4, OF MEADOWS AT HIGH POINT, PHASE I, AN ADDITION TO THE CITY OF CEDAR HILL, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 85099, PAGE 2636, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/10/2003 and recorded in Document 2450354 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: 03/05/2019

Time: 01:00 PM


Place: Dallas County Courthouse, 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 KARRAS JACKSON AND MAVIS JACKSON, provides that it secures the payment of the indebtedness in the original principal amount of \$142,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 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
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. 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 F. WARREN
COUNTY CLERK
DALLAS COUNTY

2019 FEB -7 PM 12:41

FILED

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 26, BLOCK 3, OF PINNACLE AT HIGH POINTE, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86242, PAGE 3041, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/31/2003 and recorded in Document 2715260 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: 03/05/2019
Time: 01:00 PM
Place: Dallas County Courthouse, 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 FERN L. HALL AND JIMMIE W. HALL, provides that it secures the payment of the indebtedness in the original principal amount of \$116,176.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon, successor to JPMorgan Chase Bank, N.A., as trustee, on behalf of the registered holders of Bear Stearns Asset Backed Securities Trust 2005-SD3, Asset-Backed Certificates, Series 2005-SD3 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is The Bank of New York Mellon, successor to JPMorgan Chase Bank, N.A., as trustee, on behalf of the registered holders of Bear Stearns Asset Backed Securities Trust 2005-SD3, Asset-Backed Certificates, Series 2005-SD3 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 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.

[Signature]
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

[Signature]
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
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

2019 FEB -7 PM 12:41
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County

Deed of Trust Dated: January 26, 2007

Amount: \$87,200.00

Grantor(s): BRADLEY BROOKS and REBECCA BROOKS

Original Mortgagee: COUNTRYWIDE HOME LOANS, INC.

Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-3

Mortgagee Servicer and Address: c/o NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826

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. 20070053917

Legal Description: BEING LOT 7, BLOCK D OF WILD FLOWER NO. 2, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30, PAGE 101, MAP RECORDS, DALLAS COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on January 11, 2019 under Cause No. DC-18-17355 in the 116th Judicial District Court of DALLAS County, Texas

Date of Sale: March 5, 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 MCHANEY 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.

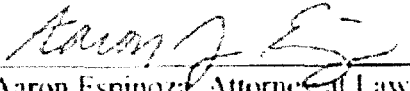
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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'S ATTORNEY.


JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2019 FEB - 7 PM 2:34

FILED


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-005847


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 MCHANEY OR JOHN PHILLIP MARQUEZ
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

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: March 05, 2019

Time: The sale will begin at 10:00AM 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 May 25, 2007 and recorded in Document CLERK'S FILE NO. 20070200086 real property records of DALLAS County, Texas, with DE'SHAWNA DONNICE HALL AND WENDELL HALL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DE'SHAWNA DONNICE HALL AND WENDELL HALL, securing the payment of the indebtednesses in the original principal amount of \$100,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD. SUITE 100
IRVINE, CA 92618

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

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

2019 FEB 11 PM 3:38

FILED



NOS0000007357403

0000007357403

DALLAS

EXHIBIT "A"

LOT 10R, BLOCK 2, A REPLAT OF WATERFORD OAKS III, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 92156, PAGE 4938 OF THE MAP REOCRDS OF DALLAS COUNTY, TEXAS.



NOS0000007357403

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE

2019 FEB 11 AM 11:56

STATE OF TEXAS

§

JOHN F. WARREN

§

COUNTY CLERK

COUNTY OF DALLAS

§

DALLAS COUNTY

BY _____ DEPUTY

WHEREAS, by that certain Deed of Trust dated as of February 18, 2005, executed by The Terraces at Cedar Hill, LLC f.k.a. The Terraces, Inc. ("Grantor"), to Brad Durham, Trustee, for the benefit of Independent Bank of Texas, predecessor-in-interest to Veritex Community Bank, N.A., the current owner and holder of the aforementioned Deed of Trust and the Note secured thereby ("Lender"), filed for record as Document Number 200503254178 in the deed records of Dallas County, Texas (the "Deed of Trust") and any and all addendums and/or modifications to such Deed of Trust, which are incorporated herein for all purposes, Grantor conveyed to the Trustee certain property situated in Dallas County, Texas (the "Property"), which Property includes the real property, the improvements thereon as described in the Deed of Trust, said real property being all that certain tract or parcel of land situated in Dallas County, Texas, more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes, to secure the repayment of that certain Promissory Note dated on or about February 18, 2005, in the original principal amount of \$675,000.00, executed by Grantor as Maker and payable to the order of Lender, and all renewals, extensions and modifications thereto (the "Note"), and any and all other indebtedness secured by and described in the Deed of Trust; and

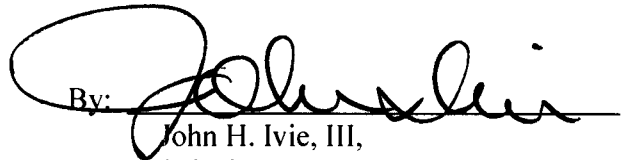
WHEREAS, by instrument entitled Appointment of Substitute Trustee, the Lender, the beneficiary of the Note and Deed of Trust, appointed John H. Ivie, III, Katherine M. Thompson, or Christopher C. Collie, as Substitute Trustee;

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the outstanding principal balance, together with accrued but unpaid interest and other sums owed pursuant to the Note and Deed of Trust (the "Indebtedness"), is now wholly due and payable; and

WHEREAS, the owner and holder of said Note has requested the undersigned to sell all personalty located on the Property in accordance with the terms and provisions of Article 9 of the Texas Business and Commerce Code. The sale of the personalty will be held at the same time and place as the above described real property sale; however, for purposes of determining the scope of this sale conducted pursuant to this paragraph, all personalty and improvements located on the Property shall be deemed realty to the extent permitted by the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on March 5, 2019, no earlier than 10:00 o'clock a.m., nor later than 1:00 o'clock p.m., I, as substitute trustee under the Deed of Trust, will sell the Property and all of the components thereof and all personalty located on the Property in the area designated by the Commissioner's Court of Dallas County, Texas, to the highest bidder for cash (the "Sale").

EXECUTED this 8th day of February, 2019.

By: 
John H. Ivie, III,
Substitute Trustee

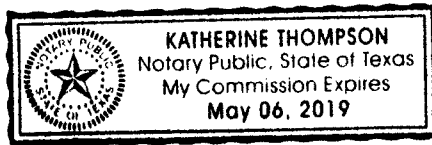
STATE OF TEXAS

§
§
§

COUNTY OF COLLIN

This Notice of Substitute Trustee's Non-Judicial Foreclosure Sale was acknowledged before me on this 8th day of February, 2019, by John H. Ivie, III, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 8th day of February, 2019.



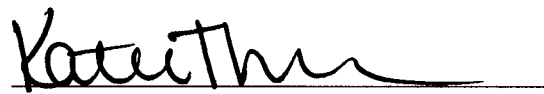

Notary Public in and for the State of Texas

Exhibit “A”

Exhibit "A"

Legal Description of Real Property

TRACT I:

BEING a 13.57 acre tract of land situated in the **YOUNG E. BROWN SURVEY, ABSTRACT NO. 124**, in the City of **CEDAR HILL, DALLAS County, Texas**, and being all of a tract of land conveyed to Behrooz Khademazad and wife, Thora Khademazad, as Tracts I and a portion of Tract II, by deed recorded in Volume 2000221, Page 05802, of the Deed Records of DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the Northeast corner of said Khademazad Tract II, same being the Southeast corner of a tract of land conveyed to Little Bethel Memorial Park by deed recorded in Volume 93139, Page 2788, of the Deed Records of DALLAS County, Texas, same being in the Northwest right-of-way line of North Cedar Hill Road (a 60.0' right-of-way);

THENCE South 41 degrees 52 minutes 37 seconds West, along the common line of said Khademazad Tract II, and the Northwest right-of-way line of said North Cedar Hill Road, a distance of 351.94 feet to a ½ inch iron rod found for corner;

THENCE North 36 degrees 22 minutes 00 seconds West, through the interior of said Khademazad Tract II, a distance of 15.32 feet to a ½ inch iron rod set for corner;

THENCE North 03 degrees 15 minutes 00 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 35.36 feet to a ½ inch iron rod set for corner;

THENCE North 48 degrees 15 minutes 00 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 38.88 feet to a ½ inch iron rod set for corner;

THENCE North 36 degrees 05 minutes 44 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 154.09 feet to a ½ inch iron rod found for corner;

THENCE South 12 degrees 10 minutes 09 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 14.21 feet to a ½ inch iron rod found for corner;

THENCE South 57 degrees 57 minutes 21 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 8.75 feet to a ½ inch iron rod found for corner, said point being in a curve to the right having a radius of 115.00 feet, and a delta angle of 08 degrees 15 minutes 19 seconds;

THENCE continuing through the interior of said Khademazad Tract II, and along said curve to the right, an arc distance of 16.57 feet, and a chord bearing and distance of South 61 degrees 01 minutes 25 seconds West, 16.56 feet to a ½ inch iron rod found for corner;

THENCE North 36 degrees 22 minutes 32 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 557.31 feet to ½ inch iron rod found for corner;

THENCE North 80 degrees 54 minutes 23 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 211.20 feet to a ½ inch iron rod set for corner;

Exhibit "A"
PAGE 2

THENCE North 75 degrees 31 minutes 59 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 331.06 feet to a ½ inch iron rod set for corner, said point being in the Southeast right-of-way line of the G.C. & S.F. Railroad (a 100.0' right-of-way), said point being in a curve to the right having a radius of 2815.02 feet and a delta angle of 01 degrees 57 minutes 06 seconds;

THENCE along the common line of said Khademazad Tract II, and the Southeast right-of-way line of the said G.C. & S.F. Railroad, and along said curve to the right, an arc distance of 95.88 feet, and a chord bearing and distance of North 33 degrees 12 minutes 17 seconds East 95.88 feet to a 5/8 inch iron rod found for corner;

THENCE North 33 degrees 51 minutes 21 seconds East, along the common line of said Khademazad Tract II, and the Southeast right-of-way line of the said G.C. & S.F. Railroad, passing the most Westerly Northwest corner of said Khademazad Tract II, and the most Westerly Southwest corner of said Khademazad Tract I, and continuing along common line of said Khademazad Tract I, and the Southeast right-of-way line of the said G.C. & S.F. Railroad, a distance of 675.61 feet to a ½ inch iron rod found for corner, said point being the Northwest corner of said Khademazad Tract I, same being the Southwest corner of said Little Bethel Memorial Park tract;

THENCE South 36 degrees 22 minutes 00 seconds East, along the common line of said Khademazad Tract I, and said Little Bethel Memorial Park tract, a distance of 1385.33 feet to the POINT OF BEGINNING and containing 591.256 square feet or 13.57 acres of computed land.

TRACT II:

BEING a 8.14 acre tract of land situated in the YOUNG E. BROWN SURVEY, ABSTRACT NO. 124, in the City of CEDAR HILL, DALLAS County, Texas, a portion of Tract II as conveyed to Behrooz Khademazad and wife, Thora Khademazad, by deed recorded in Volume 2000221, Page 05802, of the Deed Records of DALLAS County, Texas. and being more particularly described as follows:

COMMENCING at a ½ inch iron rod found for the Northeast corner of said Khademazad Tract II, same being the Southeast corner of a tract of land conveyed to Little Bethel Memorial Park by deed recorded in Volume 93139, Page 2788, of the Deed Records of DALLAS County, Texas, same being in the Northwest right-of-way line of North Cedar Hill Road (A 60.0' right-of-way);

THENCE South 41 degrees 52 minutes 37 seconds West, along the common line of said Khademazad Tract II, and the Northwest right-of-way line of said North Cedar Hill Road, a distance of 351.94 feet to a ½ inch iron rod set for the POINT OF BEGINNING;

Exhibit "A"
PAGE 3

THENCE South 41 degrees 52 minutes 37 seconds West, continuing along the common line of said Khademazad Tract II, and the Northwest right-of-way line of said North Cedar Hill Road, a distance of 288.67 feet to a ½ inch iron rod found for corner, said point being the most Easterly Southeast corner of said Khademazad Tract II, same being the Northeast corner of a tract of land conveyed to Don W. Martin;

THENCE North 36 degrees 22 minutes 50 seconds West, along the common line of said Khademazad Tract II, and said Martin tract, a distance of 231.12 feet to a ½ inch iron rod found for corner, said point being the Northwest corner of said Martin tract, same being an interior corner of said Khademazad Tract II;

THENCE South 41 degrees 44 minutes 10 seconds West, along the common line of said Khademazad Tract II, and said Martin tract, a distance of 104.00 feet to a ½ inch iron rod found for corner, said point being the Southwest corner of said Martin tract, same being the most Westerly Southeast corner of said Khademazad Tract II, same being in the Northeast line of a tract of land conveyed to Robert M. Gallagher by deed recorded in Volume 2000070, Page 5441, of the Deed Records of DALLAS County, Texas;

THENCE North 36 degrees 20 minutes 40 seconds West, along the common line of said Khademazad Tract II, and said Gallagher tract, passing the Northwest corner of said Gallagher tract, and the Northeast corner of a tract of land conveyed to James R. Coots and Judy C. Coots by deed recorded in Volume 86162, Page 3957, of the Deed Records of DALLAS County, Texas, and continuing along the common line of said Khademazad Tract II, and said Coots tract, a distance of 1042.94 feet to a 1 inch iron pipe found for corner, said point being the Southwest corner of said Khademazad Tract II, same being the Northwest corner of said Coots tract, same being in the Southeast right-of-way line of the G.C. & S.F. Railroad (a 100.0' right-of-way), said point being in a curve to the right having a radius of 2815.02 feet, and a delta angle of 00 degrees 03 minutes 54 seconds;

THENCE along the common line of said Khademazad Tract II, and the Southeast right-of-way line of the said G.C. & S.F. Railroad, and along said curve to the right, an arc distance of 3.19 feet, and a chord bearing and distance of North 32 degrees 11 minutes 49 seconds East 3.19 feet to a ½ inch iron rod set for corner;

THENCE South 75 degrees 31 minutes 59 seconds East, through the interior of said Khademazad Tract II, a distance of 331.06 feet to a ½ inch iron rod set for corner;

THENCE South 80 degrees 54 minutes 23 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 211.20 feet to a ½ inch iron rod set for corner;

THENCE South 36 degrees 22 minutes 32 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 557.31 feet to a ½ inch iron rod set for corner, said point being in a curve to the left having a radius of 115.00 feet and a delta angle of 08 degrees 15 minutes 19 seconds;

Exhibit "A"
PAGE 4

THENCE continuing through the interior of said Khademazad Tract II, and along said curve to the right, an arc distance of 16.57 feet, and a chord bearing and distance of North 61 degrees 01 minutes 25 seconds East, 16.56 feet to a ½ inch iron rod found for corner;

THENCE North 57 degrees 57 minutes 21 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 8.75 feet to a ½ inch iron rod set for corner;

THENCE North 12 degrees 10 minutes 09 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 14.21 feet to a ½ inch iron rod set for corner;

THENCE South 36 degrees 05 minutes 44 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 154.09 feet to a ½ inch iron rod set for corner;

THENCE South 48 degrees 15 minutes 00 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 38.88 feet to a ½ inch iron rod set for corner;

THENCE South 03 degrees 15 minutes 00 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 35.36 feet to a ½ inch iron rod set for corner;

THENCE South 36 degrees 22 minutes 00 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 15.32 feet to the POINT OF BEGINNING and containing 354,632 square feet or 8.14 acre of computed land.

NOW KNOWN AS:

Lots 1-13, Block A, THE TERRACES ADDITION, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 2005158, Page 61, Plat Records, Dallas County, Texas.

SAVE AND EXCEPT FOR:

Lot 2, Block A, THE TERRACES ADDITION, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 2005158, Page 61, Plat Records, Dallas County, Texas.

Lot 4, Block A, THE TERRACES ADDITION, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 2005158, Page 61, Plat Records, Dallas County, Texas.

Lot 5, Block A, THE TERRACES ADDITION, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 2005158, Page 61, Plat Records, Dallas County, Texas.

Lot 6, Block A, THE TERRACES ADDITION, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 2005158, Page 61, Plat Records, Dallas County, Texas.

Exhibit "A"
PAGE 5

Lot 10, Block A, THE TERRACES ADDITION, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 2005158, Page 61, Plat Records, Dallas County, Texas.

Marcus Allen and Christe Allen
1152 Shadywood Drive
Cedar Hill, Texas 75014
Our file #1218-001F

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 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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 24, 2003, Marcus Allen and Christe Allen executed a Deed of Trust conveying to Thomas E. Black, Jr., a Trustee, the Real Estate hereinafter described, to secure Mortgage Factory, Inc. D/B/A Mortgages Direct in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2427430, Volume 2003136, Page 3365 in the Real Property Records of Dallas County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; 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, March 5, 2019, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10 am and not later than 1 pm and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

BEING LOT 14, IN BLOCK Q, OF WINDSOR PARK TWO, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 88205, PAGE 224, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Rushmore Loan Management Services, LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Rushmore Loan Management Services, LLC and the mortgagee have entered into an agreement granting Rushmore Loan Management Services, LLC authority to service the mortgage. Rushmore Loan Management Services, LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is US Bank NA as Legal Title Trustee for Truman 2012 SC2 Title Trust. Pursuant to the Servicing Agreement, Rushmore Loan Management Services, LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Rushmore Loan Management Services, LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Ste. 100, Irvine, CA 92618.

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.

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 and Successor Substitute Trustees are identified below.

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2019 FEB 12 AM 11:56

FILED

HARVEY LAW GROUP



Kelly J. Harvey, Texas State Bar No. 09180150
Attorneys for Mortgagee and Mortgage Servicer

Date: 2-8-19

Shelley Ortolani

**Shelley Ortolani, Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Francesca Ortolani, Successor Substitute Trustee**

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262