

## NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: July 10, 2015

Grantor(s): Serina R Cooper and Christopher J Cooper, wife and husband  
Original Trustee: Allan B Polunsky  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Amcap Mortgage LTD dba Gold Financial Services, its successors and assigns  
Recording Information: Clerk's File No. 201500184372, in the Official Public Records of DALLAS County, Texas.  
Current Mortgagee: Lakeview Loan Servicing, LLC  
Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

LOT 24, BLOCK G OF REPLAT EAGLE DOWNS PHASE II, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 90131, PAGE 2728, MAP RECORDS, DALLAS COUNTY, TEXAS.

Date of Sale: 03/05/2019 Earliest Time Sale Will Begin: 1:00 PM

## APPOINTMENT OF SUBSTITUTE TRUSTEE

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

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Michelle Schwartz, Francesca Ortolani, Kathy Arrington, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee**

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

FILED  
2019 JAN 14 PM 12:48  
JOHN F. WARDEN  
DALLAS COUNTY, TEXAS



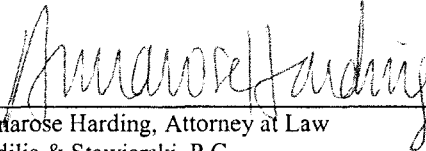
4681664

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 10th day of January, 2019.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038


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

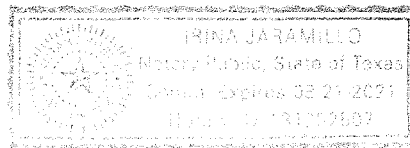
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose Harding as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 10th day of January, 2019.

  
\_\_\_\_\_  
Notary Public  
Signature



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

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

C&S No. 44-18-3623 / FHA / No  
LoanCare, LLC

FILED  
2019 JAN 14 PM 12:48  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

C&S No. 44-18-3773 / FHA / No / FILE NOS  
Ditech Financial LLC

## NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: April 27, 2016

**Grantor(s):** Gerald D. Calloway, a single man

**Original Trustee:** Michael L. Riddle

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. as Nominee for Loan Simple, Inc., its successors and assigns

**Recording Information:** Clerk's File No. 201600117579, in the Official Public Records of DALLAS County, Texas.

**Current Mortgagee:** Ditech Financial LLC

**Mortgage Servicer:** Ditech Financial LLC, whose address is C/O 3000 Bayport Drive, Suite 880, Tampa, FL 33607 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

BEING LOT 44, IN BLOCK D, OF TEN MILE CREEK ESTATES, PHASE IIIA, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 204146, PAGE 154, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**Date of Sale:** 03/05/2019 Earliest Time Sale Will Begin: 1:00 PM

## APPOINTMENT OF SUBSTITUTE TRUSTEE

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

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Michelle Schwartz, Francesca Ortolani, Kathy Arrington, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee**

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.




4681623

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

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

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

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

C&S No. 44-18-3773 / FHA / No  
Ditech Financial LLC

Our File Number: 18-14368

Name: ANTHONY L BROWN AND KIMBERLY FIELDS-BROWN, HUSBAND AND WIFE

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 15, 2013, ANTHONY L. BROWN AND KIMBERLY R. FIELDS-BROWN, executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR BANK OF AMERICA, N.A., its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201300051456, in the DEED OF TRUST OR REAL PROPERTY records of DALLAS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder 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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument: 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 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202, in DALLAS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

LOT 18, BLOCK 9 OF BRIARWOOD NO. II, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86173, PAGE 4184, MAP RECORDS, DALLAS COUNTY, TEXAS.

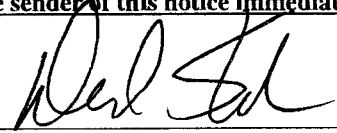
Property Address: 521 BUFFALO CREEK DR  
DESOTO, TX 75115  
Mortgage Servicer: BANK OF AMERICA, N.A.  
Noteholder: BANK OF AMERICA, N.A.  
7105 CORPORATE DRIVE  
PLANO, TX 75024-4100

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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 14 day of January, 2019.



Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Denise Boerner, Tim Lewis, Russell Stockman, Rick Snoke, Phillip Pierceall, Clay Golden, Brent Graves, Craig Muirhead, Rick Montgomery, Aaron Parker, Matthew Hansen, Terry Waters, Logan Thomas, Michelle Schwartz, Shawn Schiller, Cary Corenblum, Kathy Arrington, Substitute Trustees  
c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

FILED  
2019 JAN 14 AM 9:19  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

A

**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 June 21, 1999 and recorded in Document VOLUME 99127, PAGE 02384 real property records of DALLAS County, Texas, with LLOYD PRETELL LEWIS AND KIMBERLY L LEWIS, grantor(s) and CTX MORTGAGE COMPANY, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LLOYD PRETELL LEWIS AND KIMBERLY L LEWIS, securing the payment of the indebtednesses in the original principal amount of \$126,204.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MO 63368

\_\_\_\_\_  
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 F. WARREN

2019 JAN 24 PM 3:15



NOS00000008082117

**EXHIBIT "A"**

LOT 8, BLOCK H, OF OAKMONT ADDITION, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 85166, PAGE 2204 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000008082117

**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 8 OF BLOCK G KENTSDALE FARM PHASE ONE, AN ADDITION TO THE CITY OF DESOTO, DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2005145, PAGE 240, OF THE MAP RECORDS OF DALLAS, COUNTY, TEXAS

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/05/2007 and recorded in Document 20070014384 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:

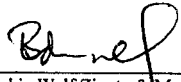
Date: 03/05/2019  
Time: 01:00 PM  
Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

**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 LATARA THOMPCKINS AND DONALD THOMPCKINS, provides that it secures the payment of the indebtedness in the original principal amount of \$307,830.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LPP MORTGAGE, INC. F/K/A LPP MORTGAGE LTD. is the current mortgagee of the note and deed of trust and MGC MORTGAGE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is LPP MORTGAGE, INC. F/K/A LPP MORTGAGE LTD. c/o MGC MORTGAGE, INC., 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 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 \_\_\_\_\_  
DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN

2019 JAN 24 PM 3:11

**FILED**



# NOTICE OF 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. Sender is: Codilis & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**Date of Security Instrument:** August 27, 2014

**Grantor(s):** Willard P. Goree, Jr. and Naomi B. Goree, husband and wife

**Original Trustee:** Chuck Owens

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for IFreedom Direct Corporation, its successors and assigns

**Recording Information:** Clerk's File No. 201400233855, in the Official Public Records of DALLAS County, Texas.

**Current Mortgagee:** PennyMac Loan Services, LLC

**Mortgage Servicer:** PennyMac Loan Services, LLC, whose address is C/O 6101 Condor Drive Moorpark, CA 93021 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.

**Date of Sale:** 03/05/2019 **Earliest Time Sale Will Begin:** 1:00 PM

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

**Legal Description:**

LOT 16, IN BLOCK 1, OF HIDDEN CANYON, INSTALLMENT NO. 3, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 84177, PAGE 3668 PLAT RECORDS, DALLAS COUNTY, TEXAS.

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

Codilis & Stawiariski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200



Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Michelle Schwartz, Frances Ortolani, Kathleen Arrington, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

FILED  
2019 JAN 24 AM 10:31  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
SECURITY



4682448

RTS-02871

Our File Number: 18-10693

Name: CORNELIUS JOHNSON AND LORA JOHNSON, HUSBAND AND WIFE

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 11, 2006, CORNELIUS JOHNSON AND LORA JOHNSON, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 200600199054, in the DEED OF TRUST OR REAL PROPERTY records of DALLAS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder 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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; 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 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202, in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

BEING LOT 15, BLOCK 6 OF WINDMILL HILL ADDITION, FIFTH SECTION, PHASE 3, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003170, PAGE 452, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 1233 PRIMROSE LANE  
DESOTO, TX 75115

Mortgage Servicer: SETERUS, INC.

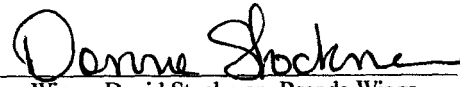
Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA  
14221 DALLAS PARKWAY, SUITE 1000  
DALLAS, TX 75254

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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 22 day of January, 2019.



Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Denise Boerner, Tim Lewis, Russell Stockman, Rick Snoke, Phillip Pierceall, Clay Golden, Brent Graves, Craig Muirhead, Rick Montgomery, Aaron Parker, Matthew Hansen, Vanessa McHaney, Terry Waters, Logan Thomas, Michelle Schwartz, Shawn Schiller, Cary Corenblum, Kathy Arrington, Substitute Trustees

c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

**FILED**

2019 JAN 22 PM 2:08

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY \_\_\_\_\_ DEPUTY

A