

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 March 26, 2008 and recorded in Document CLERK'S FILE NO. 20080102509 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201700180021 real property records of DALLAS County, Texas, with MONIQUE DURHAM AND JAME DURHAM, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MONIQUE DURHAM AND JAME DURHAM, securing the payment of the indebtednesses in the original principal amount of \$273,081.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, BRENT GRAVES, CRAIG MUIRHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN
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 _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2019 JAN 31 PM 2:33

FILED



NOS00000008033052

0000008033052

DALLAS

EXHIBIT "A"

BEING LOT 23, IN BLOCK D, OF BRIGHTON ESTATES, AN ADDITION TO CITY OF DESOTO, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CC#200600014459 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000008033052

SELECT PORTFOLIO SERVICING, INC. (SPS)
DAVIS, LORITA
1735 WEST BELTLINE ROAD, DESOTO, TX 75115

CONVENTIONAL
Firm File Number: 16-024963

2019 JAN 31 AM 10:59
BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 31, 2004, LORITA DAVIS AND HUSBAND, DESI DAVIS AKA D.A. DAVIS, as Grantor(s), executed a Deed of Trust conveying to AMY MANDART, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AEGIS FUNDING 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 2849072 Volume 2004075, Page 12684, 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

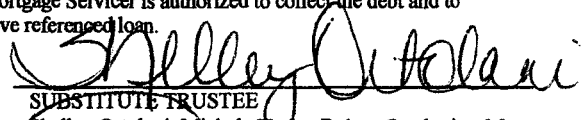
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 5, 2019 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant 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:

BEING A TRACT OF LAND SITUATED IN THE MICHAEL JAMES SURVEY, ABSTRACT NO. 710, DALLAS COUNTY, TEXAS, SAID TRACT OF LAND BEING THE REMAINDER OF LOT 1, JO-MAR ADDITION, AN ADDITION TO THE CITY OF DESOTO, RECORDED IN VOLUME 77020, PAGE 980, MAP RECORDS, DALLAS COUNTY, TEXAS, ALSO BEING A PART OF A CALLED 12.895 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED TO ALVIN E. MASSEY AND WIFE, PATSY MAE MASSEY, RECORDED IN VOLUME 82220, PAGE 5189, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 1735 WEST BELTLINE ROAD
DESOTO, TX 75115
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: WELLS FARGO BANK, N.A. AS TRUSTEE FOR AEGIS ASSET BACKED SECURITIES TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-3
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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.



SUBSTITUTE TRUSTEE
Shelley Ortolani, Michele Frana, 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.

GF# 638102 -J

LEGAL DESCRIPTION

Being a tract of land situated in the Michael James Survey, Abstract No. 710, Dallas County, Texas, said tract of land being the remainder of Lot 1, Jo-Mar Addition, an Addition to the City of DeSoto, recorded in Volume 77020, Page 980, Map Records, Dallas County, Texas, also being a part of a called 12.895 acre tract of land conveyed by Warranty Deed to Alvin E. Massey and wife, Patsy Mae Massey, recorded in Volume 82220, Page 5189, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner on the North line of Belt Line Road (R.O.W. varies), said point being North 27 degrees 08 minutes 35 seconds East, 45.53 feet from a 1 inch (0.0) iron pipe for the Southeast corner of said Massey Tract, said point also being the most Southerly-Southeast corner of a tract of land conveyed to the Trinity Floor Co., recorded in Volume 80109, Page 1671, Deed Records, Dallas County, Texas, said point also being the Northwest corner of a tract of land conveyed to the State of Texas, known as Part 1, recorded in Volume 99237, Page 4239, Deed Records, Dallas County, Texas;

THENCE North 26 degrees 04 minutes 18 seconds East (Deed-North 26 degrees 07 minutes 38 seconds East), leaving the North line of said Belt Line Road and along an Easterly line of said Trinity Floor Co. Tract, a distance of 397.50 feet to a 1/2 inch iron rod found for corner;

THENCE South 64 degrees 20 minutes 13 seconds East, crossing said Massey Tract, a distance of 187.28 feet to a 1/2 inch iron rod set for corner, said point being the Northwest corner of said Jo-Mar Addition;

THENCE North 89 degrees 38 minutes 11 seconds East, along the North line of said Jo-Mar Addition, at 208.00 feet passing the Northeast corner of said Jo-Mar Addition, continuing across said Massey, in all a distance of 258.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 21 minutes 49 seconds East, crossing said Massey Tract, a distance of 293.44 feet to a 1/2 inch iron rod set for corner on the North line of said Belt Line Road, also being on the North line of a tract of land conveyed to the State of Texas, known as Part 2, recorded in Volume 99237, Page 4239, Deed Records, Dallas County, Texas;

THENCE along the North line of said Belt Line Road and the following calls and along the North line of said State of Texas (Part 2) Deed and along the North line of a tract of land conveyed to the State of Texas, recorded in Volume 99211, Page 2966, Deed Records, Dallas County, Texas, and along the North line of State of Texas (Part 1) Deed;

THENCE South 89 degrees 38 minutes 11 seconds West, a distance of 338.26 feet to a 1/2 inch iron rod set for corner;

THENCE North 86 degrees 04 minutes 27 seconds West, a distance of 65.80 feet to a 1/2 inch iron rod set for corner;

THENCE North 72 degrees 09 minutes seconds West, a distance of 131.24 feet to a 1/2 inch iron rod set for corner;

THENCE South 44 degrees 38 minutes 09 seconds West, a distance of 37.12 feet to a 1/2

GF# 638102 -J

Page 2

LEGAL DESCRIPTION (continued)

inch iron rod set for corner;

THENCE South 89 degrees 38 minutes 12 seconds West, a distance of 48.46 feet to the Point of Beginning and containing 3.7152 acres (161.835 sq. ft. of land); SAVE AND EXCEPT that 27 square foot tract conveyed to the State of Texas by Deed recorded in Volume 2003121, Page 1288, Deed Records, Dallas County, Texas.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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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 February 26, 2010 and recorded in Document CLERK'S FILE NO. 201000047514 real property records of DALLAS County, Texas, with SHENEKA HAYES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SHENEKA HAYES, securing the payment of the indebtednesses in the original principal amount of \$206,196.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, BRENT GRAVES, CRAIG MUIRHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN
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



NOS00000007939895

EXHIBIT "A"

LOT 32, IN BLOCK 12, OF WINDMILL HILL ADDTION, FIFTH SECTION, PHASE 3, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2003170, PAGE 452, MAP RECORDS, DALLAS COUNTY, TEXAS



NOS0000007939895

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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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 04, 2005 and recorded in Document VOLUME 2005159, PAGE 06316; AS AFFECTED BY CLERK'S FILE NO. 200900035353 real property records of DALLAS County, Texas, with KAREN REESE AND WENDELL REESE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KAREN REESE AND WENDELL REESE, securing the payment of the indebtednesses in the original principal amount of \$225,500.00, 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 SASCO MORTGAGE LOAN TRUST 2005-WF4 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

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 FEB 11 PM 3:38

FILED



NOS20120169803658

EXHIBIT "A"

BEING LOT 38, IN BLOCK A, OF CANDLE MEADOW PHASE 1, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2001020, PAGE 1269, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS20120169803658

CITIMORTGAGE, INC. (CMI)
QUARLES, JEREMIAH
1200 CHEYENNE DRIVE, DESOTO, TX 75115

FHA 511-1067921
Firm File Number: 18-031617

FILED

NOTICE OF TRUSTEE'S SALE

2019 FEB 11 AM 11:23

WHEREAS, on September 25, 2013, JEREMIAH QUARLES AND WIFE, CANDICE QUARLES, as Grantor(s), executed a Deed of Trust conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LOAN STREET INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TEXAS and is recorded under Clerk's File/Instrument Number 201300306241, 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 11, BLOCK F OF TEN MILE CREEK ESTATES, PHASE IIIA, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2004146, PAGE 154, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 1200 CHEYENNE DRIVE
DESOTO, TX 75115
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MISSOURI 63368-2240

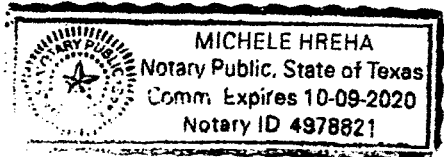
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Shelley Ortolani
SUBSTITUTE TRUSTEE
Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Bulezink, Terry Waters, Matt Hansen, Frederick Britton, Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso or Francesca Ortolani
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shelley Ortolani, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 19 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of February



Michele Hreha
NOTARY PUBLIC in and for
Dallas COUNTY,

My commission expires: 10-9-2020

Type or Print Name of Notary
Michèle Hreha

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.

18-01879
1121 DOVER PLACE, DESOTO, TX 75115

15L 54031

NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
- LOT 19, BLOCK 1, KENTSDALE FARM, PHASE TWO, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 201500024558, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated July 26, 2016 and recorded on July 27, 2016 at Instrument Number 201600204421 in the real property records of Dallas County, Texas, which contains a power of sale.
- Sale Information: March 5, 2019, at 10:00 AM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by LAQUALAN MONSHELDRIK BILLINGSLEY secures the repayment of a Note dated July 26, 2016 in the amount of \$377,990.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

FILED
2019 FEB 11 AM 10:56
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

A

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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Substitute Trustee(s): Brent Graves, Craig Muirhead,
Aaron Parker, Logan Thomas, Rick Montgomery,
Phillip Pierceall, Cary Corenblum, Shawn Schiller,
Matthew Hansen, Terry Waters, Clay Golden,
Michelle Schwartz, Guy Wiggs, Russell Stockman,
Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Robert Ortolani, David Stockman,
Brenda Wiggs, Denise Boerner, Donna Stockman,
Tim Lewis, Kathy Arrington
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, _____, as Substitute Trustee appointed by this instrument, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of Dallas County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
2019 FEB 12 PM 3:47
JOHN F. WARREN
COUNTY CLERK
BY _____
DALLAS COUNTY
DEPUTY

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, by Deed of Trust dated October 27, 2017, executed by BAPA BROOKLYN 2004, LLC, a Texas limited liability company, as Grantor, Grantor conveyed to the Trustee therein named for the benefit of B&J Custom Homes, Inc., (the "Lender"), certain property situated in Dallas County, Texas, located at 925 Wood Hollow Way, City of Desoto, Dallas County, Texas 75115, more particularly described below and in the Deed of Trust recorded under Clerk's File/Instrument No. 20700323088, in the Official Public Records of Real Property of Dallas County, Texas to secure the payment of one certain promissory note of even date therewith and therein described in the original principal amount of \$198,000.00, subsequently replaced by that certain Promissory Note dated March 19, 2018, in the current principal balance and amount of \$138,000.00, to which Deed of Trust and the records thereof reference is here made for all purposes, the real property being more particularly described as:

Lot 5, Block C of Eagle Point Estates, an addition to the City of DeSoto, Dallas County, Texas, according to the plat thereof recorded as document number 200600314728 in the Plat Records of Dallas County, Texas, and commonly known as 925 Wood Hollow Way, DeSoto, Texas.

WHEREAS, the debt evidenced by the mentioned replacement promissory note and secured by the above-identified Deed of Trust matured on September 1, 2018, and default has occurred under the terms of the promissory note in the payment of the current \$138,000.⁰⁰ principal balance which is wholly due and payable to owner and holder of said note; and

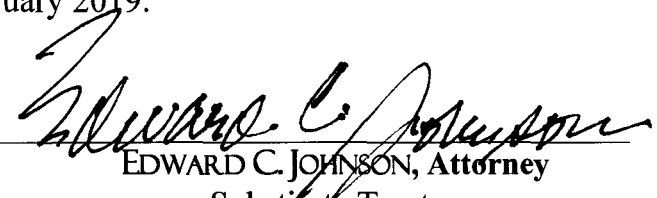
WHEREAS, notice of default on the payment of the principal balance of said mature promissory note, and of the maturity of the related indebtedness, and of the intent to foreclose per the provisions of sale provided for Deed of Trust was sent to Grantor and its Guarantors on or about October 22, 2018, and has gone uncured to date.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5TH day of **March 2019**, between the hours of 9:00 o'clock a.m. and 12:00 o'clock p.m., I will sell said real estate at the area of the North Side of the George Allen Courts Building facing 600 Commerce Street below the overhang, in the City of Dallas, Dallas County, Texas, as designated by the County Commissioners, to the highest bidder for cash in an amount sufficient to pay:

- (1) the principal balance of \$138,000.⁰⁰, plus accrued interests and penalties, if any, thereon, attorney's fees, and foreclosure costs under the above-identified Deed of Trust, and
- (2) the then outstanding principal balance of any then existing superior lien (including costs and expenses related thereto) filed of record against the subject parcels.

NOTE: THE AFOREMENTIONED PARCEL OF REAL PROPERTY IS BEING SOLD SUBJECT TO ALL MATTERS WHICH ARE PRIOR TO THE ABOVE-IDENTIFIED DEED OF TRUST WHICH AFFECT TITLE THERETO AND WHICH ARE SUPERIOR INTEREST THEREIN.

WITNESS MY HAND this 12TH day of February 2019.

A handwritten signature in black ink, appearing to read "Edward C. Johnson", is written over a horizontal line.

EDWARD C. JOHNSON, Attorney

Substitute Trustee

Bent Tree Tower One

16475 Dallas Parkway, Suite 750

Dallas, Texas 75001

Tele: (972) 502-9080

Email: edward@ecjohnsonlaw.com

FILED

2019 FEB 12 PM 2:58

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about July 6, 2018, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Laqualan Billingsley, the present owner of said real property, to Kentsdale Farm Homeowners' Association, Inc. (the "Association"); and

WHEREAS, the said Laqualan Billingsley has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, March 5, 2019, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 19, Block I, of Kentsdale Farm, Phase Two, an addition to The City of DeSoto, Dallas County, Texas, according to the map or plat thereof recorded in County Clerk's File No. 201500024558, Official Public Records, Dallas County, Texas. (1121 Dover Place)

WITNESS my hand this 12 day of February, 2019

KENTSDALE FARM HOMEOWNERS'
ASSOCIATION, INC.

By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 12 day of February, 2019, at the Dallas County Courthouse in Dallas, Texas.

[Signature]

Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute prima facie evidence of the truth of the matters alleged. The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondent's acquisition of the Property, Respondent agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in IV of the Declaration.
5. Article IV, Section 4.7 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article IV, Section 4.7 of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondent's ownership, Respondent has been assessed maintenance fees in a non-discriminatory manner based on Respondent's ownership of the Property.
8. Article IV, Section 4.7 of the Declaration and Texas Property Code 5.006 provide

for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.

9. As of September 17, 2018, Respondent is 8 months in default in her obligations to the Association for a total of One Thousand Nine Hundred and Twenty Six Dollars and Eighty Seven Cents (\$1,926.87).
10. Respondent has been notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by notice letter dated April 26, 2018.
11. A Notice of Lien was filed on or about July 6, 2018 at 201800180118 in the office of the County Clerk of DALLAS, Texas, and Respondent was notified of same by letter dated July 5, 2018.
12. The Association afforded Respondent thirty (30) days to cure the default pursuant to the July 5, 2018 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

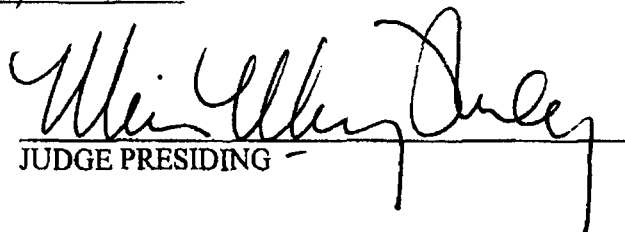
THE COURT THEREFORE GRANTS the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

IT IS THEREFORE ORDERED that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

IT IS FURTHER ORDERED that the Association shall send Respondent a copy of this Order with the notice of foreclosure sale sent to Respondent(s); and

IT IS FURTHER ORDERED that the Association may communicate with Respondent(and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON January 25, 2019.


JUDGE PRESIDING

FILED

2019 FEB 12 PM 2:58

JOHN F. WARREN
COUNTY CLERK
BY DALLAS COUNTY
DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about September 29, 2016, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Mellanie Lovell, the present owner of said real property, to The Enclave at Thorntree Homeowners' Association, Inc. (the "Association"); and

WHEREAS, the said Mellanie Lovell has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

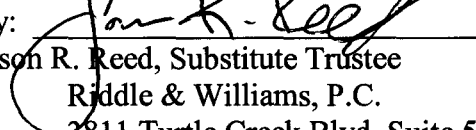
NOW, THEREFORE, notice is hereby given that on Tuesday, March 5, 2019, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:


Lot 36, Block A, of Townhomes of Thorntree Phase 2, an Addition to the City of Desoto, Dallas County, Texas, according to the Plat hereof recorded in Volume 98268, Page 229, Map Records, Dallas County, Texas (1819 Masters Drive)

WITNESS my hand this 18 day of January, 2019

THE ENCLAVE AT THORNTREE
HOMEOWNERS' ASSOCIATION, INC.

By: 
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 12th day of February, 2019, at the Dallas County Courthouse in Dallas, Texas.

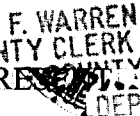


FILED

NOTICE OF TRUSTEE'S SALE

2019 FEB 12 PM 2:56

STATE OF TEXAS *
*
COUNTY OF DALLAS *

KNOWN ALL MEN BY THESE PRESENTS
BY:  JOHN F. WARREN
COUNTY CLERK
DEPUTY

WHEREAS, by Deed of Trust dated JULY 19, 2013, recorded under **DALLAS** County Clerk's File #201300242489, Deed Records, **DALLAS** County, Texas, executed by **INTERNATIONAL CHURCH OF OVERCOMERS INC., DBA A VILLAGE AND FURTHERMORE ASSUMED BY CADILLAC ENTERTAINMENT, LLC C/O James Henderson, on August 16, 2016 filed on September 22, 2016 under file #201600266056**, to Charles C. Gumm, III or Carrie Waibel, Trustee, for the benefit of **FIRST FUNDING INVESTMENTS, INC.**, with the property situated in the County of **DALLAS**, Texas, to wit:

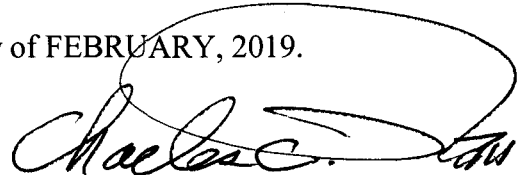
LOT 21, BLOCK C, OF WESTERN HILLS ESTATES 1, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72090, PAGE 2196, MAP RECORDS, DALLAS COUNTY, TEXAS. aka: 529 Sharp Dr., DeSoto, Texas 75115.

(herein the "Property") to secure that certain Promissory Note therein described in the original principal amount of \$74,750.00, executed by INTERNATIONAL CHURCH OF OVERCOMERS, INC. DBA A VILLAGE AND FURTHERMORE ASSUMED BY CADILLAC ENTERTAINMENT, LLC C/O JAMES HENDERSON, and made payable to the order of FIRST FUNDING INVESTMENTS, INC.

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the **5th** day of **MARCH 2019**, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sale will begin at 11:00 P.M. or not later than three (3) hours thereafter.

WITNESS MY HAND this 12th day of FEBRUARY, 2019.



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