

**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 19-A, BLOCK F, A REPLAT OF LOTS 15, 16, 17, 18 AND 19, BLOCK F OF IRWIN KEASLER DEVELOPMENT RED BIRD ADDITION NO. 1, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99130, PAGE 62 OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/09/2006 and recorded in Document 200600106541 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.

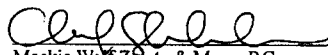
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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.

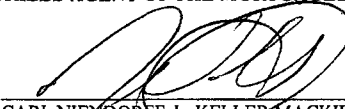
5. *Obligations Secured.* The Deed of Trust executed by JAMES BROCK, JR. AND ETHEL BROCK, provides that it secures the payment of the indebtedness in the original principal amount of \$140,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, GSAMP Trust 2006-HE3, Mortgage Pass-Through Certificates, Series 2006-HE3 obtained a Order from the 192nd District Court of Dallas County on 01/07/2019 under Cause No. DC-18-12490. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
PROPERTY

2019 JAN 31 PM 2:32

FILED

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**

**FILED**

**2019 JAN 31 PM 2:31**

**DALLAS County**  
**Deed of Trust Dated:** April 15, 2015  
**Amount:** \$223,870.00  
**Grantor(s):** DERRICK D. BOHANNON and KRYSTIE JOHNSON-BOHANNON

**JOHN F. WARREN**  
**COUNTY CLERK**  
**DALLAS COUNTY**

**Original Mortgagee:** GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION  
**Current Mortgagee:** GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION  
**Mortgagee Address:** GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

**Recording Information:** Document No. 201500094118

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO.

**Date of Sale:** March 5, 2019 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**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.

JOHN BEAZLEY OR KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, BRENT GRAVES, WENDY LAMBERT, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN THOMAS, SHELLEY ORTOLANI, GUY WIGGS, RUSSELL STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON 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 MORTGAGE SERVICER.**

  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-006882

JOHN BEAZLEY OR KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, BRENT GRAVES, WENDY LAMBERT, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN THOMAS, SHELLEY ORTOLANI, GUY WIGGS, RUSSELL STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON OR JOHN PHILLIP MARQUEZ  
c/o ServiceLink Auction \* Powered by Hudson & Marshall, LLC  
3220 El Camino Real 1<sup>st</sup> Floor  
Irvine, CA 92602

**EXHIBIT "A"**

**BEING a part of Lot 2, in Block 4 of THIRD SECTION OF GREEN HILLS, an Addition to the City of Duncanville, Dallas County, Texas, according to the Plat thereof recorded in Volume 254, Page 1600 of the Map Records of Dallas County, Texas, and being more particularly described as follows:**

**BEGINNING at a 3/4" iron rod found for corner at the north corner of Lot 2, Block 4 and at the intersection of the south right-of-way line of Green Valley Lane, a 60 foot right-of-way with the east right-of-way line of Green Hills Road, a 60 foot right-of-way;**

**THENCE S. 71 deg. 08 min. 00 sec. E. along the south right-of-way line of Green Valley Lane, a distance of 51.10 feet to a 3/4" iron rod found for corner**

**THENCE in a southeasterly direction along a curve to the right having a central angle of 12 deg. 46 min. 54 sec., a radius of 790.00 feet, a tangent of 88.48 feet, a chord of S. 64 deg. 44 min. 33 sec. E., 175.87 feet along said right-of-way line, an arc distance of 176.23 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;**

**THENCE S. 38 deg. 44 min. 00 sec. W. a distance of 345.07 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the southwest boundary line of Lot 2, Block 4;**

**THENCE N. 65 deg. 48 min. 00 sec. W. a distance of 15.39 feet to a point for corner;**

**THENCE N. 14 deg. 27 min. 00 sec. E. a distance of 60.73 feet to a point for corner;**

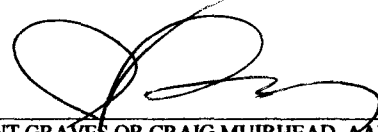
**THENCE N. 69 deg. 18 min. 00 sec. W. a distance of 136.75 feet to a 1/2" iron rod found for corner in the southeast right-of-way line of Green Hills Road at the west corner of Lot 2, Block 4;**

**THENCE N. 36 deg. 18 min. 10 sec. E. along said right-of-way line, a distance of 8.60 feet to a 1/2" iron rod found for corner;**

**THENCE in a northeasterly direction along a curve to the left having a central angle of 15 deg. 42 min. 42 sec., a radius of 1000.00 feet, a tangent of 137.98 feet, a chord of N. 28 deg. 26 min. 48 sec. E., 273.36 feet along said right-of-way line, an arc distance of 374.22 feet to the POINT OF BEGINNING and containing 1.30 acres of land.**



HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2013-007648



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

**FILED**

**2019 FEB -5 AM 9:45**

**Notice of Foreclosure Sale**

**JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY**

1. *Property to Be Sold.* The property to be sold is described as follows: Being Lot 5, Block 7, WESTWOOD ADDITION, SECTION 2, of Duncanville, Dallas County, Texas, according to the Plat thereof recorded in Volume 69096, Page 1828, Map Records of Dallas County, Texas;

Being better known as 718 West Ridge Drive, Duncanville, Texas 75116

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust Document No. 201300141629, of the 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: March 5, 2019

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: Dallas County Courthouse in Dallas, Texas, at the following location: North side of George Allen Courts Building in Dallas, Dallas County, Texas at 600 Commerce Street, Dallas, Texas 75202

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust.

Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Rocio Ayala Leal and Jorge Tavares-Munoz.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$98,000.00, executed by Rocio Ayala Leal and Jorge Tavares-Munoz, and payable to the order of LLGEE, Inc., and LLGEE, Inc., is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, LLGEE, Inc., at 8710 Greenville Avenue, Dallas, Texas 75243.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

**Assert and protest 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.**

Dated: February 5, 2019



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David McCall  
1700 Redbud Blvd, Suite 300  
McKinney, Texas 75069  
Telephone (214) 544-4000  
Telecopier (214) 544-4044

**NOTICE OF TRUSTEE'S SALE**  
**BY SUBSTITUTE TRUSTEE**

BY \_\_\_\_\_  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DIGNITY

2019 FEB 11 PM 3:15

FILED

WHEREAS, on November 13, 2017, THE DIGNITY GROUP, LLC, executed a Deed of Trust conveying to KENT M. HANSZEN, Trustee, the Real Estate hereinafter described, to secure JEM ENTERPRISES, INC. in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201700328195 of the Deed of Trust 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; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

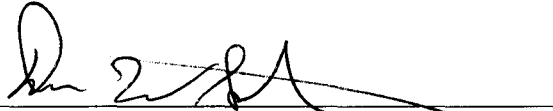
NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 5<sup>th</sup> day of MARCH, 2019, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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



LOT 3, BLOCK F, OF HOLLYWOOD PARK, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84116, PAGE 1004, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 85037, PAGE 2815, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 1170 LOMBARD LANE, DUNCANVILLE, TEXAS.

WITNESS MY HAND, this 11 day of February, 2019.



**DARRIN W. STANTON, ~~Substitute~~ Trustee**

Our File Number: 17-17659

Name: AVA SHAHEED AND RANDOLPH SHAHEED, WIFE AND HUSBAND

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 14, 2014, AVA SHAHEED AND RANDOLPH SHAHEED, WIFE AND HUSBAND, executed a Deed of Trust/Security Instrument conveying to SCOTT EVERETT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201400181263, 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 2, BLOCK 8, OF THIRD SECTION SWAN RIDGE ESTATES, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 77125, PAGE 9, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 411 MEADOWLARK LANE  
DUNCANVILLE, TX 75137

Mortgage Servicer: LOANCARE, LLC

Noteholder: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY, SUITE 303  
VIRGINIA BEACH, VA 23452

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 11 day of February, 2019.



Guy Wiggs, David Stockman, Brenda Wiggs,  
Donna Stockman, Denise Boerner, Tim Lewis,  
Russell Stockman, Rick Snoke, Michelle  
Schwartz, Kathy Arrington, Substitute Trustees

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

BY  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
PROPERTY

2019 FEB 11 AM 10:56

FILED

**FILED**

**Notice of Foreclosure Sale**

2019 FEB 11 AM 10:40

February 11, 2019

Deed of Trust ("Deed of Trust"):

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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

Dated: August 7, 2012  
Grantor: Victor Ramirez and Milena Sanchez  
Trustee: R. Scott Steinbach  
Lender: Hannah Funding, LLC  
Recorded in: Instrument #201200234097 of the real property records of Dallas County, Texas.

Legal Description: Lot 20, Block M, WILLOW RUN NO. 5, an Addition to the City of Duncanville, Dallas County, Texas according to the Plat recorded in Volume 84073, Page 4602, Map Records, Dallas County, Texas, together with Certificate of Correction of Omission filed September 5, 1984, recorded in Volume 84175, Page 1788, Deed Records, Dallas County, Texas; together with a revised Correction of Omission filed February 18, 1985, recorded in Volume 85034, Page 757, Deed Records of Dallas County, Texas, commonly known as 1307 Lloyd Dr., Duncanville, TX 75137.

Secures: Promissory Note ("Note") in the original principal amount of \$40,900.00, executed by Victor Ramirez and Milena Sanchez ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, March 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: North Side of the George Allen Courts Building facing 600 Commerce Street, Dallas, Dallas County, Texas, below the overhang, or as designated by the County Commissioners

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Hannah Funding, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Hannah Funding, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Hannah Funding, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Hannah Funding, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

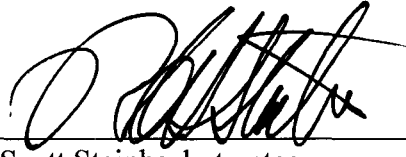
If Hannah Funding, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Hannah Funding, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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.**



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R. Scott Steinbach, trustee  
2108 Dallas Parkway, Ste. 214-577  
Plano, TX 75093  
Telephone (972) 960-1850  
Telecopier (214) 447-9307

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Date: February 6, 2019  
Substitute Trustee: **Thomas K. Broder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington**

Address of Substitute Trustee: 10440 N. Central Expressway, Suite 1550  
Dallas, Texas 75231

Holder of Note and Lien: CrossTimbers Capital, Inc.

Note: Promissory Note in original principal amount of \$198,400.00

Deed of Trust:

Date: July 13, 2018  
Grantor: Brandy Fisher  
Lender: CrossTimbers Capital, Inc.

Recording Information: Instrument Number 201800211810

Property: Lot 14, Block 44, IRWIN-KEASLER DEVELOPMENT REDBIRD ADDITION UNIT NO. 8, an Addition to the City of Duncanville, Dallas County, Texas, according to the Plat recorded in Volume 19, Page 259, Plat Records, Dallas County Texas, commonly known as 1227 Bow Creek Drive, Duncanville, Texas 75116

commonly known as 1227 Bow Creek Drive, Duncanville, Texas 75116

County: Dallas County, Texas

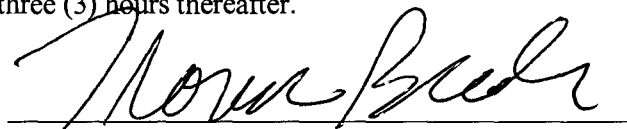
Date of Sale: March 5, 2019. The earliest time at which the sale shall occur is 1:00 p.m.

Time of Sale: 1:00 p.m. – 4:00 p.m.

Place of Sale of Property: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Holder of the Note and Lien has appointed Cristina Caballero, Thomas K. Broder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington, or any one of them, as Substitute Trustee under the Deed of Trust. Holder of the Note and Lien has instructed Substitute Trustee to offer the property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder, for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.

  
Thomas K. Broder / Substitute Trustee

**FILED**  
2019 FEB 12 AM 8:31  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
SECURITY