

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: March 05, 2019

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

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 26, 2006 and recorded in Document CLERK'S FILE NO. 200600221553 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201400287968 real property records of DALLAS County, Texas, with ALMETRIA MONIQUE MATHIS AND PATRICK RUDD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALMETRIA MONIQUE MATHIS AND PATRICK RUDD, securing the payment of the indebtednesses in the original principal amount of \$148,007.00, 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



NOS00000006560544

00000006560544

DALLAS

EXHIBIT "A"

BEING LOT 17, BLOCK N, OF AMES MEADOW ADDITION, PHASE IV, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004068, PAGE 63, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS00000006560544

CALIBER HOME LOANS, INC. (CIH)
GASKAMP, VERNON AND ROYSTER, ESTATE OF
ROBERT
230 SOUTH HOUSTON SCHOOL ROAD, LANCASTER,
TX 75146

CONVENTIONAL
Firm File Number: 14-016203

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 25, 2007, ROBERT ROYSTER, A SINGLE MAN, AND VERNON GASKAMP, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to GEORGE M. SHANKS, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MAVERICK RESIDENTIAL MORTGAGE, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 20070242504, 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 14, OF CREEKWOOD ESTATES UNIT NO. 1, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 73138, PAGE 835, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 230 SOUTH HOUSTON SCHOOL ROAD
LANCASTER, TX 75146
Mortgage Servicer: CALIBER HOME LOANS, INC.
Noteholder: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST
3701 REGENT BLVD
IRVING, TEXAS 75063


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

FILED

2019 JAN 31 AM 10:58

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY


SUBSTITUTE TRUSTEE
Brett Baugh, John Beazley, Kenny Shirey, Rick
Montgomery, Craig Mullthead, Aaron Parker, Clay Golden,
Robert Aguilar, Brent Graves, Wendy Lambert, Troy
Robinett, Mark Buleziuk, 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

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.

Property: 520 N Dallas Ave, Lancaster, TX 75146

NOTICE OF SUBSTITUTE TRUSTEE SALE

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 immediately.

DEED OF TRUST Date: **November 9, 2016**

Grantor: **WORLD HARVEST MINISTRIES, a Texas non-profit corporation**

Mortgagee/Lender: Bank of DeSoto, N.A.
PO Box 7777
DeSoto, Texas 75123

Recorded in: **Office of the County Clerk Dallas County, Texas**
Record Number 201600317523

Property/ County: 520 N Dallas Ave, Lancaster, TX 75146/Dallas County, Texas

Legal Description: See Attached Exhibit "A".

Date of Sale: **March 5, 2019**

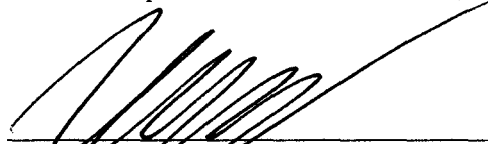
Earliest Time Sale will Begin: 10:00 A.M.

Place of Sale of Property: The area outside on the North Side of the George Allen Courts Building facing Commerce Street below the overhang or as designated by the County Commissioners.

The Substitute Trustee will sell the property by public auction to the highest bidder or Bidders 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.

The property is being sold subject to all matters which are prior to the Deed of Trust, which affect title thereto, and which are superior interest therein.

Dated: January 22, 2019



Vicki K. McCarthy
Substitute Trustee
c/o Law Office of Vicki K. McCarthy
114 South 5th Street
Midlothian, TX 76065
Telephone (972) 296-9971
Facsimile (972) 709-3181
Email: vmccar1106@aol.com

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2019 FEB 11 PM 1:42

FILED

EXHIBIT "A"

Being Lot 9, and a portion of Lots 8 and 13, Block 76, of the Original Town of Lancaster, an addition in Dallas County, Texas, according to the Map thereof recorded in Volume 250, Page 2, Map Records, Dallas County, Texas, same being that tract of land conveyed to World Harvest Ministries, by deed recorded in Instrument No. 201200310446, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being most Westerly Northwest corner of the herein described tract, said corner being in the East line of N. Dallas Avenue (55 foot right-of-way);

THENCE East, departing said East line of N. Dallas Avenue, a distance of 170.00 feet to a 1/2 inch iron rod found for corner;

THENCE North, a distance of 89.00 feet to a 1/2 inch iron rod set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Dorothy V. Martinez, by deed recorded in Volume 2005045, Page 7392, Deed Records, Dallas County, Texas, said corner being in the South line of E. 5th Street (30 foot right-of-way);

THENCE East, along said South line of E. 5th Street, a distance of 104.16 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to C&S Lowe Properties, LLC, by deed recorded in Instrument No. 20080142449, Deed Records, Dallas County, Texas;

THENCE South, along the West line of said C&S Lowe Properties, LLC tract, a distance of 209.00 feet to a 5/8 inch Iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Matthew T. Eversole, a married person, by deed recorded in Instrument No. 201400190351, Deed Records, Dallas County, Texas, also being on the North line of Tract I of that tract of land conveyed to Adriana Nuno and Roman Medina, by deed recorded in Instrument No. 201600162283, Deed Records, Dallas County, Texas;

THENCE West, along said North line of Nuno and Medina tract, a distance of 104.16 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said Nuno and Medina tract;

THENCE South, along the West line of said Nuno and Medina tract, a distance of 51.50 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Marcial A. Medina and Selena S. Zuniga, by deed recorded in Instrument No. 201300387934, Deed Records, Dallas County, Texas;

THENCE West, along the North line of said Medina and Zuniga tract, a distance of 170.00 feet to a 1/2 inch iron rod set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Medina and Zuniga tract, and in said East line of N. Dallas Avenue;

THENCE North, along said East line of N. Dallas Avenue, a distance of 171.50 feet to the POINT OF BEGINNING, and containing 80,924 square feet or 1.17 acres of land.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/19/2002

Grantor(s)/Mortgagor(s):
CHRISTOPHER REED, AN UNMARRIED MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust

Recorded in:
Volume: 2002127
Page: 02010
Instrument No: 1889866

Property County:
DALLAS

Mortgage Servicer:
Rushmore Loan Management Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100,
Irvine, CA 92618

Legal Description: LOT 15, BLOCK A, OF RE-PLAT OF WELLINGTON PARK NORTH, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP THEREOF RECORDED IN VOLUME 2000034, PAGE 13, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

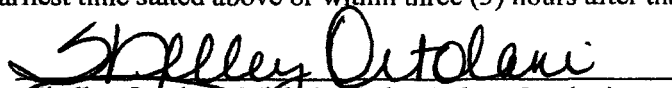
Date of Sale: 3/5/2019

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

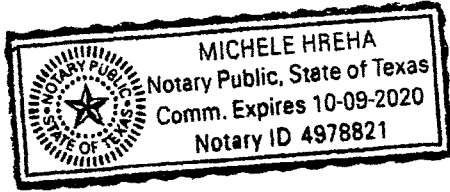
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
2019 FEB 11 AM 11:22

STATE OF TEXAS §
COUNTY OF Dallas §

Before me, the undersigned Notary Public, on this day personally appeared Shelky O Adani as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11 day of February 2019.

Michele Hreha
Notary Public
Signature



18-02406
1106 HARVEST HILL LN., LANCASTER, TX 75146

15L 56040

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

Lot 21, in Block 12, of Meadow Creek Estates, Fourth Installment, an addition to the City of Lancaster, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Volume 79143, Page 254, Map/Plat Records, Dallas County, Texas.

Security Instrument:

Deed of Trust dated February 13, 2017 and recorded on February 16, 2017 at Instrument Number 201700048051 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 KELVISHIA KINDER secures the repayment of a Note dated February 13, 2017 in the amount of \$125,500.00. 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.

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2019 FEB 11 AM 10:56

FILED

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).

FILED

2019 FEB 12 PM 2:56

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

AFTER RECORDING, RETURN TO:
Miller Mentzer Walker, P.C.
P. O. Box 130
Palmer, Texas 75152

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

1. **Property to Be Sold:** The Property to be sold is described as follows:

Lot 15, Block 5, of The Meadowlands, an Addition to the City of Lancaster, Dallas County, according to the map thereof recorded in Volume 86115, Page 1584, of the Map Records of Dallas County, Texas.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated June 22, 2016, recorded in/under document #201600185987, of the Official Public 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 of Sale: March 5, 2019

Time of Sale: Will begin at 10:00 A.M. or not later than three (3) hours after that time. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Place of Sale: North Side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, facing Commerce Street, below the overhang, or as designated by the County Commissioner's Office.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash.

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 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 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 cash on the date the Property is sold.

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 Substitute Trustee to sell the Property in one or more parcels and/or sell all or only part of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "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.

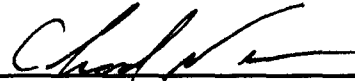
Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any substitute trustee.

5. **Type of Sale.** The sale is a nonjudicial deed of trust lien (and security interest) foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and/or security agreement contained therein.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Real Estate Lien Note dated June 22, 2016, in the original principal amount of \$36,285.50, made by ETHEL ARMSTRONG, payable to the order of COMMERCIAL STATE BANK, and renewals, extensions, and additional future advances as contemplated therein. COMMERCIAL STATE BANK is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

7. **Default and Request to Act.** Lender has appointed Chad R. Newsom as Substitute Trustee pursuant to Appointment of Substitute Trustee dated February 11, 2019, and filed in the Official

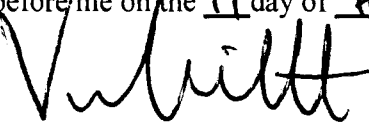
Public Records of Dallas County, Texas. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that before the sale the Beneficiary may appoint another person substitute trustee to conduct the sale.



CHAD R. NEWSOM, Substitute Trustee
Commercial State Bank
P.O. Box 820, 1045 I-45 N.
Palmer, Texas 75152
972-845-3000

STATE OF TEXAS)
)
COUNTY OF ELLIS)

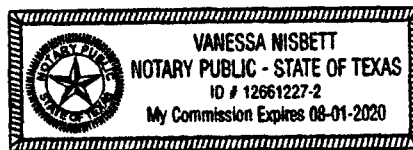
This instrument was acknowledged before me on the 11 day of FEBRUARY, 2019, by CHAD R. NEWSOM as Substitute Trustee.



Notary Public, State of Texas

My Commission Expires:

8/1/20



Notice of Substitute Trustee's Sale

BY _____
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
SECURITY

2019 FEB 12 PM 1:50

FILED

Date: February 11, 2019

Substitute Trustee: Gaylene Rogers Lonergan
12801 N. Central Expressway, Suite 150, Dallas, TX 75243

Lender: Carlos Alvarado

Note: Promissory Note dated April 1, 2015, in the original principal amount of \$46,000.00, executed by Damitra Galloway

Deed of Trust

Date: April 1, 2015

Grantor: Damitra Galloway

Original Lender: James D. Bonner and wife, Judy A. Bonner

Recording information:

Recorded under Instrument Number 201500076852, in the County Clerk's Records, Dallas County, Texas.

Property: 615 W. 6th Street, Lancaster, Dallas County, Texas 75146 more particularly described as:

Lot 6, in Block A of WESTRIDGE ANNEX ADDITION, an Addition to the City of Lancaster, Dallas County, Texas, according to the Map recorded in Volume 27, Page 163 of the Map Records of Dallas County, Texas.

County: Dallas


Date of Sale: March 5, 2019

Time of Sale: 1:00 p.m.

Place of Sale: At the North Side of the George Allen Courts Building, located at 600 Commerce Street, Dallas, Texas 75202 facing Commerce Street below the overhang, or as otherwise designated by the County Commissioners

Gaylene Rogers Lonergan is the appointed Trustee by Lender under the Deed of Trust and Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

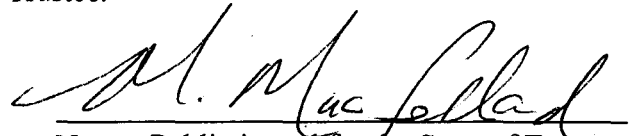
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


GAYLENE ROGERS LONERGAN

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on this 12th day of February, 2019 by GAYLENE ROGERS LONERGAN, Substitute Trustee.


Notary Public in and for the State of Texas

My Commission Expires:

Print/Typed Name of Notary

