

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 January 05, 2017 and recorded in Document CLERK'S FILE NO. 201700008755 real property records of DALLAS County, Texas, with ASTER MASIH AND PATRAS MASIH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ASTER MASIH AND PATRAS MASIH, securing the payment of the indebtednesses in the original principal amount of \$304,385.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD SUITE 200
WESTLAKE VILLAGE, CA 91361

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 2:34

FILED



NOS00000008096521

EXHIBIT "A"

LOT 14, BLOCK QQQ OF WATERVIEW PHASE 8A, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2001058, PAGE 111, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS0000008096521

SELECT PORTFOLIO SERVICING, INC. (SPS)
AGUIRRE, JOSE AND YOLANDA
7901 MARQUETT DRIVE, ROWLETT, TX 75089

CONVENTIONAL
Firm File Number: 19-032001

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 26, 2005, JOSE R. AGUIRRE AND YOLANDA T AGUIRRE, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ROB V. BUDHWA, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIELDSTONE MORTGAGE COMPANY 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 3306905 Volume 068, Page 06524, 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 LOT 30 BLOCK 17 OF LAKEWOOD POINTE, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY TEXAS, ACCORDING TO THE AMENDED MAP THEREOF RECORDED IN VOLUME 99252, PAGE 1 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, TOGETHER WITH A CERTIFICATE OF CORRECTION RECORDED IN VOLUME 2003193, PAGE 6662, DEED RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 7901 MARQUETT DRIVE
ROWLETT, TX 75089
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR J.P. MORGAN MORTGAGE ACQUISITION CORP. 2005-FLD1, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-FLD1
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.

FILED

2019 JAN 31 AM 11:00

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____


SUBSTITUTE TRUSTEE
Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2019 FEB -7 PM 4:06

You, CRYSTAL GRAY HAWTHORNE, are hereby notified that on Tuesday March 5, 2019, between the hours of 10:00 A.M. and 1:00 P.M., at the courthouse door located at 600 Commerce St, Dallas, TX 75202, in the City of Dallas, County of Dallas, State of Texas, I, the undersigned, JOHN F. WARREN, COUNTY CLERK, will sell at public auction to the highest bidder for cash the following real property: BEING Lot 27-A, Block 11, of REPLAT OF ALL OF BLOCK 1 AND LOTS 25, 26, AND 27 OF BLOCK 11, OF KENWOOD HEIGHTS ADDITION NO.1, an Addition to the City of Rowlett, Dallas County, Texas. according to the plat thereof recorded in Volume 72073, Page 1921, of the Map Records of Dallas County, Texas. The address or other common designation of this real property is: 6101 Maple Lane, Rowlett, Texas 75089.

This sale will be made to satisfy the debt evidenced by the Promissory Note dated October 7, 2015, in the original principal sum of \$119,600, executed by you as Makers to P.C. HICKMAN and C.D. POUNDS as Payees ("the Note"), and secured by and pursuant to the power of sale conferred in the Deed of Trust dated October 7, 2015, ("the Deed of Trust"). The Deed of Trust was executed by you as Grantors to Holt Irby as Trustee for the benefit of P.C. HICKMAN and C.D. POUNDS, and was recorded in the Real Property records of Dallas County, Texas, Instrument No. 201500282173. P.C. HICKMAN and C.D. POUNDS have requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe P.C. HICKMAN and C.D. POUNDS the sum of \$90,039.34. Your debt has been accelerated because you failed to comply with the terms of the Note and the Deed of Trust, namely you failed make the payments required by the terms of the Note and to pay ad valorem taxes as required by the Deed of Trust.

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, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

The sale will be conducted as a public auction to the highest bidder for cash. The Beneficiary may enter one or more bids. If the Beneficiary is the highest bidder, it may have the bid credited to the Promissory Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Each person desiring to purchase the Property will need to demonstrate the ability to deliver to the Substitute Trustee a cashier's check in the amount of the bid, payable to the Substitute Trustee, within one hour after completion of the sale.

The sale will be made subject to any title matters set forth in the Deed of Trust. 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 liens of the Deed of Trust, which can include (without necessarily being limited to) ad valorem property tax liens, judgment liens, and federal tax liens. The sale will 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.

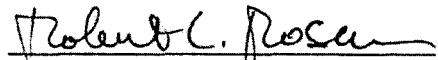
Pursuant to Section 51.009, Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust. Questions concerning the sale may be directed to the undersigned Substitute Trustee.

Default has occurred under the Deed of Trust or the Promissory Note. The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated February 6, 2019. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Dated: February 7, 2019

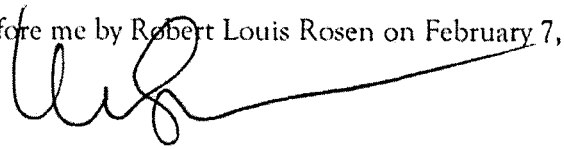


Robert L. Rosen, Substitute Trustee
Royal Central Tower
11300 N. Central Expressway, Suite 103
Dallas, Texas 75243-6705
972.503.1436
214.369.1437 FAX
rlrosen@therosenfirm.com

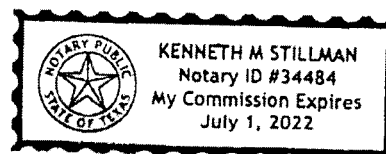
THE STATE OF TEXAS

COUNTY OF DALLAS

THIS INSTRUMENT was acknowledged before me by Robert Louis Rosen on February 7, 2019.



Notary Public, State of Texas



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: March 05, 2019

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

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

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 31, 2004 and recorded in Document VOLUME 2004172, PAGE 00835 real property records of DALLAS County, Texas, with BIRKNESH ASCHENAKI, grantor(s) and ABN AMRO MORTGAGE GROUP, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BIRKNESH ASCHENAKI, securing the payment of the indebtednesses in the original principal amount of \$147,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE MAILSTOP 015
GREENVILLE, SC 29601

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
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2019 FEB 11 PM 3:38
FILED



NOS00000007992100

EXHIBIT "A"

BEING LOT 12 BLOCK 17 OF LAKEWOOD POINTE, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP THEREOF RECORDED IN VOLUME 99252, PAGE 1 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, TOGETHER WITH A CERTIFICATE OF CORRECTION RECORDED IN VOLUME 2003193, PAGE 6662, DEED RECORDS, DALLAS COUNTY, TEXAS.



NOS0000007992100

FILED

2019 FEB 12 PM 2:59

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 11, 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 Ursula Peace and Christopher Washington, the present owners of said real property, to The Crossroads Homeowners Association (the "Association"); and

WHEREAS, the said Ursula Peace and Christopher Washington have continued to default in the payment of their 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 24, Block D, of the Crossroads, an addition to the City of Rowlett, Dallas County, Texas, according to the Map thereof recorded in Volume 2001225, Page 143 of the Map Records of Dallas County, Texas. (7101 North Point Drive)

WITNESS my hand this 6th day of February, 2019

THE CROSSROADS HOMEOWNERS ASSOCIATION

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]