

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

§

COUNTY OF DALLAS

§

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WHEREAS, on or about September 2, 2014 and again on December 20, 2017, Notices of Lien were 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 Carol Velzy, the present owner of said real property, to Canyon Ridge of Balch Springs Homeowners' Association (the "Association"); and

WHEREAS, the said Carol Velzy 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, May 7, 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 30, Block E, of Canyon Ridge, an addition to the City of Balch Springs, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001076, Page 1322 of the Plat Records of Dallas County, Texas, and as affected by certificate of correction, date May 7, 2001, filed May 14, 2001, recorded in Volume 2001094, Page 7819, Deed Records, Dallas County, Texas (14810 Bridle Bend Drive)

WITNESS my hand this 12 day of April, 2019

CANYON RIDGE OF BALCH SPRINGS
HOMEOWNERS' ASSOCIATION

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

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2019 APR 16 PM 3:33

FILED

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

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2019 APR 15 PM 12:02

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ COUNTY

Matter No.: 078173-TX

Date: April 2, 2019

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: CHARLES COLEMAN, A MARRIED MAN AND TONYA LESESNE
COLEMAN Also signed by TONYA LESESNE COLEMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY
AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE
CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: GOSHEN MORTGAGE LLC AS SEPARATE TRUSTEE FOR GDBT I
TRUST 2011-1

MORTGAGE SERVICER: PLANET HOME LENDING, LLC

DEED OF TRUST DATED 7/14/2017, RECORDING INFORMATION: Recorded on 7/18/2017, as Instrument No.
201700200497

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT 20, IN BLOCK A, OF FREEWAY
EAST, REVISED, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS,
ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 71009, PAGE 516, OF THE MAP
RECORDS OF DALLAS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/7/2019, the foreclosure sale will be conducted in
Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees
who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness
superior to the Deed of Trust.

PLANET HOME LENDING, LLC is acting as the Mortgage Servicer for GOSHEN MORTGAGE LLC AS
SEPARATE TRUSTEE FOR GDBT I TRUST 2011-1 who is the Mortgagee of the Note and Deed of Trust
associated with the above referenced loan. PLANET HOME LENDING, LLC, as Mortgage Servicer, is
representing the Mortgagee, whose address is:


GOSHEN MORTGAGE LLC AS SEPARATE TRUSTEE FOR GDBT I TRUST 2011-1
c/o PLANET HOME LENDING, LLC
321 Research Parkway Ste 303
Meriden, CT 06450

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 property securing the above
referenced loan.



Matter No.: 078173-TX

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.

By:  Substitute Trustee
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,
PAUL A. HOEFKER, ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036