

NOTICE OF TRUSTEE'S SALE

FILED

DEED OF TRUST INFORMATION:

Grantor(s)	Michael Gonzalez	Deed of Trust Date	August 20, 2015
Original Mortgagee	Compass Bank	Original Principal	\$160,000.00
Recording Information	Instrument #: 201500244848 in Dallas County, Texas	Original Trustee	Eduardo Castaneda
Property Address	1201 Erie Street, Carrollton, TX 75006	Property County	Dallas

2015 APR 15 PM 3:51
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS	Mortgage Servicer	BBVA Compass
Current Beneficiary	COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS	Mortgage Servicer Address	401 West Valley Avenue, Homewood, AL 35209

SALE INFORMATION:

Date of Sale	05/07/2019
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang County Courthouse in Dallas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustees	Scott Crist, Jeremiah Hayes, Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Francesca Ortolani, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
BEING ALL THAT CERTAIN LOT, TRACT OF PARCEL OF LAND LOCATED IN THE J.B LEE SURVEY, ABSTRACT 798, CARROLLTON, DALLAS COUNTY, TEXAS BEING THE REMINDER OF A CALLED 1.635 ACRE TRACT OF LAND DESCRIBED IN DEED GLEN N. BARNES AND WIFE, JOCELYN W. BARNES, RECORDED IN VOLUME 78136, PAGE 611, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING A PART OF LOTS 18, 19 AND 20, BLOCK 3, OF "CARROLLTON HEIGHTS", AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY TEXAS, ACCORDING TO THE MAP THEREOF IN VOLUME 1, PAGE 193, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEINNING AT A 1/2 INCH DIAMETER IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 20, BLOCK OF SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF ERIE STREET, A FIFTY FOOT WIDE PUBLIC RIGHT-OF-WAY, WITH THE NOTH LINE OF ROSEMON AVENUE A FIFTY FOOT WIDE PUBLIC RIGHT-OF-WAY;

THENCE WEST (BASIS OF BEARING DERIVED FROM THE AFOREMENTIONED BARNES DEED), ALONG THE SAID NORTH LINE OF ROSEMON, A DISTANCE OF 150.00 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 18 AND THE SOUTHEAST CORNER OF LOT 17, BLOCK 3 OF SAID ADDITION;

THENCE NORTH 00 DEG. 23 MIN. 37 SEC. EAST, ALONG THE COMMON LINE OF LOTS 17 AND 18,

NOTICE OF TRUSTEE'S SALE

BLOCK 3 OF SAID ADDITION, A DISTANCE OF 137.00 FEET TO A 1/2-INCH DIAMETER IRON ROD FOUND FOR CORNER;

THENCE EAST, A DISTANCE OF 29.00 FEET TO A 1/2-INCH DIAMETER IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEG 23 MIN 37 SEC WEST, A DISTANCE OF 34.00 FEET TO A 1/2-INCH DIAMETER IRON RODSET FOR CORNER;

THENCE EAST ALONG THE SOUTH LINE OF THE LAND DESCRIBED IN DEED OF CLEMENTS C. KOEHLER, RECORDED IN VOLUME 2000117, PAGE 561, DEED RECORDS, DALLAS COUNTY, TEXAS, A DISTANCE OF 121.00 FEET TO A 1/2-INCH DIAMETER IRON ROD SET FOR CORNER IN SAID WEST LINE OF ERIE STREET;

THENCE SOUTH 00DEG 23 MIN 37 SEC WEST, ALONG SAID WEST LINE AND THE EAST LINE OF SAID LOT 20, A DISTANCE OF 103.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16,436 SQUARE FEET OR 0.377 OF AN ACRE OF LAND;

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 other 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 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

NOTICE OF TRUSTEE'S SALE

Pursuant to 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.

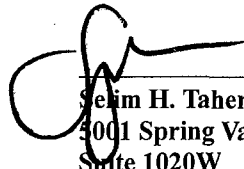
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice 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 refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Dated April 15, 2019.



Selim H. Taherzadeh
3001 Spring Valley Road
Suite 1020W
Dallas, TX 75244
(469) 729-6800

Return to: TAHERZADEH, PLLC
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244

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: May 07, 2019

Time: The sale will begin at 10:00 AM 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. **This property lies in two counties, DALLAS County and DENTON County. The property is being sold in DALLAS County.**

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 24, 2002 and recorded in Document VOLUME 5012, PAGE 02706; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2009-78516 & 2013-18935 real property records of DALLAS and DENTON County, Texas, with DARRELL C CLAYPOOL AND LINDA M CLAYPOOL, grantor(s) and THE CIT GROUP/CONSUMER FINANCE, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DARRELL C CLAYPOOL AND LINDA M CLAYPOOL, securing the payment of the indebtednesses in the original principal amount of \$178,806.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-3 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

FILED
2019 APR 15 PM 2:20
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the DALLAS / DENTON County Clerk and caused to be posted at the DALLAS / DENTON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

2707 BROOKSHIRE DRIVE
CARROLLTON, TX 75007

00000008299331

00000008299331

DALLAS and DENTON

EXHIBIT "A"

LOT 16, BLOCK 4, OF CAMBRIDGE ESTATES AN ADDITION TO THE CITY OF CARROLLTON, DALLAS AND DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 88079, PAGE 3059, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; AND CABINET E, PAGE 218 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS.