

NOTICE OF FORECLOSURE SALE

FILED

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 FOR 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.

PROPERTY PAGE 20  
JOHN WARREN  
COUNTY CLERK  
DALLAS COUNTY

1. **Property to Be Sold.** The property to be sold is described as follows: BEING LOT 31 IN BLOCK 2 OF CREEKSIDE AT HIGH POINTE, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85097, PAGE 3028 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/14/2018 and recorded in Document 201800074612 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: 05/07/2019
- 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.

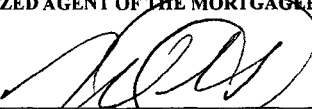
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 BERAKAH INVESTMENT SOLUTIONS, LLC- LSHANTELL WILLIAMS, MEMBER, provides that it secures the payment of the indebtedness in the original principal amount of \$129,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Azben Limited, L.L.C, an Arizona limited liability company is the current mortgagee of the note and deed of trust and BENCH EQUITY, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Azben Limited, L.L.C, an Arizona limited liability company c/o BENCH EQUITY, LLC, 1223 S. Clearview Avenue, Suite 103, Mesa, AZ 85209 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **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

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.

**FILED**

**NOTICE OF SUBSTITUTE TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE**

2019 APR 15 PM 2:42

STATE OF TEXAS

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COUNTY OF DALLAS

§

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JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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

**WHEREAS**, by that certain Deed of Trust dated as of February 18, 2005, executed by The Terraces at Cedar Hill, LLC f.k.a. The Terraces, Inc. (“Grantor”), to Brad Durham, Trustee, for the benefit of Independent Bank of Texas, predecessor-in-interest to Veritex Community Bank, N.A., the current owner and holder of the aforementioned Deed of Trust and the Note secured thereby (“Lender”), filed for record as Document Number 200503254178 in the deed records of Dallas County, Texas (the “Deed of Trust”) and any and all addendums and/or modifications to such Deed of Trust, which are incorporated herein for all purposes, Grantor conveyed to the Trustee certain property situated in Dallas County, Texas (the “Property”), which Property includes the real property, the improvements thereon as described in the Deed of Trust, said real property being all that certain tract or parcel of land situated in Dallas County, Texas, more fully described in **Exhibit “A”** attached hereto and made a part hereof for all purposes, to secure the repayment of that certain Promissory Note dated on or about February 18, 2005, in the original principal amount of \$675,000.00, executed by Grantor as Maker and payable to the order of Lender, and all renewals, extensions and modifications thereto (the “Note”), and any and all other indebtedness secured by and described in the Deed of Trust; and

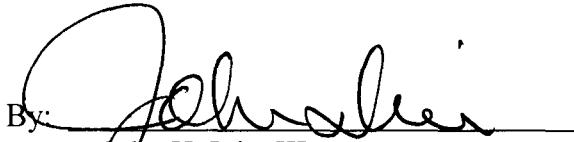
**WHEREAS**, by instrument entitled Appointment of Substitute Trustee, the Lender, the beneficiary of the Note and Deed of Trust, appointed John H. Ivie, III, Katherine M. Thompson, or Christopher C. Collie, whose street address is 1401 Burnham Drive, Plano, TX 75093, as Substitute Trustee;

**WHEREAS**, default has occurred under the terms of the Note secured by the Deed of Trust, and the outstanding principal balance, together with accrued but unpaid interest and other sums owed pursuant to the Note and Deed of Trust (the “Indebtedness”), is now wholly due and payable; and

**WHEREAS**, the owner and holder of said Note has requested the undersigned to sell all personalty located on the Property in accordance with the terms and provisions of Article 9 of the Texas Business and Commerce Code. The sale of the personalty will be held at the same time and place as the above described real property sale; however, for purposes of determining the scope of this sale conducted pursuant to this paragraph, all personalty and improvements located on the Property shall be deemed realty to the extent permitted by the Deed of Trust and the laws of the State of Texas.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on May 7, 2019, no earlier than 10:00 o’clock a.m., nor later than 1:00 o’clock p.m., I, as substitute trustee under the Deed of Trust, will sell the Property and all of the components thereof and all personalty located on the Property in the area designated by the Commissioner’s Court of Dallas County, Texas, to the highest bidder for cash (the “Sale”).

EXECUTED this 15<sup>th</sup> day of April, 2019.

By:   
John H. Ivie, III,  
Substitute Trustee

STATE OF TEXAS

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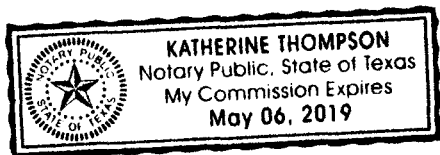
COUNTY OF COLLIN

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This Notice of Substitute Trustee's Non-Judicial Foreclosure Sale was acknowledged before me on this 15<sup>th</sup> day of April, 2019, by John H. Ivie, III, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 15<sup>th</sup> day of April, 2019.



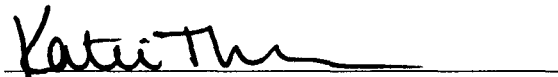
  
Notary Public in and for the State of Texas

Exhibit "A"

Legal Description of Real Property

**TRACT I:**

**BEING a 13.57 acre tract of land situated in the YOUNG E. BROWN SURVEY, ABSTRACT NO. 124, in the City of CEDAR HILL, DALLAS County, Texas, and being all of a tract of land conveyed to Behrooz Khademazad and wife, Thora Khademazad, as Tracts I and a portion of Tract II, by deed recorded in Volume 2000221, Page 05802, of the Deed Records of DALLAS County, Texas, and being more particularly described as follows:**

**BEGINNING at a ½ inch iron rod found for the Northeast corner of said Khademazad Tract II, same being the Southeast corner of a tract of land conveyed to Little Bethel Memorial Park by deed recorded in Volume 93139, Page 2788, of the Deed Records of DALLAS County, Texas, same being in the Northwest right-of-way line of North Cedar Hill Road (a 60.0' right-of-way);**

**THENCE South 41 degrees 52 minutes 37 seconds West, along the common line of said Khademazad Tract II, and the Northwest right-of-way line of said North Cedar Hill Road, a distance of 351.94 feet to a ½ inch iron rod found for corner;**

**THENCE North 36 degrees 22 minutes 00 seconds West, through the interior of said Khademazad Tract II, a distance of 15.32 feet to a ½ inch iron rod set for corner;**

**THENCE North 03 degrees 15 minutes 00 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 35.36 feet to a ½ inch iron rod set for corner;**

**THENCE North 48 degrees 15 minutes 00 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 38.88 feet to a ½ inch iron rod set for corner;**

**THENCE North 36 degrees 05 minutes 44 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 154.09 feet to a ½ inch iron rod found for corner;**

**THENCE South 12 degrees 10 minutes 09 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 14.21 feet to a ½ inch iron rod found for corner;**

**THENCE South 57 degrees 57 minutes 21 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 8.75 feet to a ½ inch iron rod found for corner, said point being in a curve to the right having a radius of 115.00 feet, and a delta angle of 08 degrees 15 minutes 19 seconds;**

**THENCE continuing through the interior of said Khademazad Tract II, and along said curve to the right, an arc distance of 16.57 feet, and a chord bearing and distance of South 61 degrees 01 minutes 25 seconds West, 16.56 feet to a ½ inch iron rod found for corner;**

**THENCE North 36 degrees 22 minutes 32 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 557.31 feet to ½ inch iron rod found for corner;**

**THENCE North 80 degrees 54 minutes 23 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 211.20 feet to a ½ inch iron rod set for corner;**

**Exhibit "A"**  
**PAGE 2**

**THENCE North 75 degrees 31 minutes 59 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 331.06 feet to a ½ inch iron rod set for corner, said point being in the Southeast right-of-way line of the G.C. & S.F. Railroad (a 100.0' right-of-way), said point being in a curve to the right having a radius of 2815.02 feet and a delta angle of 01 degrees 57 minutes 06 seconds;**

**THENCE along the common line of said Khademazad Tract II, and the Southeast right-of-way line of the said G.C. & S.F. Railroad, and along said curve to the right, an arc distance of 95.88 feet, and a chord bearing and distance of North 33 degrees 12 minutes 17 seconds East 95.88 feet to a 5/8 inch iron rod found for corner;**

**THENCE North 33 degrees 51 minutes 21 seconds East, along the common line of said Khademazad Tract II, and the Southeast right-of-way line of the said G.C. & S.F. Railroad, passing the most Westerly Northwest corner of said Khademazad Tract II, and the most Westerly Southwest corner of said Khademazad Tract I, and continuing along common line of said Khademazad Tract I, and the Southeast right-of-way line of the said G.C. & S.F. Railroad, a distance of 675.61 feet to a ½ inch iron rod found for corner, said point being the Northwest corner of said Khademazad Tract I, same being the Southwest corner of said Little Bethel Memorial Park tract;**

**THENCE South 36 degrees 22 minutes 00 seconds East, along the common line of said Khademazad Tract I, and said Little Bethel Memorial Park tract, a distance of 1385.33 feet to the POINT OF BEGINNING and containing 591.256 square feet or 13.57 acres of computed land.**

**TRACT II:**

**BEING a 8.14 acre tract of land situated in the YOUNG E. BROWN SURVEY, ABSTRACT NO. 124, in the City of CEDAR HILL, DALLAS County, Texas, a portion of Tract II as conveyed to Behrooz Khademazad and wife, Thora Khademazad, by deed recorded in Volume 2000221, Page 05802, of the Deed Records of DALLAS County, Texas. and being more particularly described as follows:**

**COMMENCING at a ½ inch iron rod found for the Northeast corner of said Khademazad Tract II, same being the Southeast corner of a tract of land conveyed to Little Bethel Memorial Park by deed recorded in Volume 93139, Page 2788, of the Deed Records of DALLAS County, Texas, same being in the Northwest right-of-way line of North Cedar Hill Road (A 60.0' right-of-way);**

**THENCE South 41 degrees 52 minutes 37 seconds West, along the common line of said Khademazad Tract II, and the Northwest right-of-way line of said North Cedar Hill Road, a distance of 351.94 feet to a ½ inch iron rod set for the POINT OF BEGINNING;**

**Exhibit "A"**  
**PAGE 3**

**THENCE South 41 degrees 52 minutes 37 seconds West, continuing along the common line of said Khademazad Tract II, and the Northwest right-of-way line of said North Cedar Hill Road, a distance of 288.67 feet to a ½ inch iron rod found for corner, said point being the most Easterly Southeast corner of said Khademazad Tract II, same being the Northeast corner of a tract of land conveyed to Don W. Martin;**

**THENCE North 36 degrees 22 minutes 50 seconds West, along the common line of said Khademazad Tract II, and said Martin tract, a distance of 231.12 feet to a ½ inch iron rod found for corner, said point being the Northwest corner of said Martin tract, same being an interior corner of said Khademazad Tract II;**

**THENCE South 41 degrees 44 minutes 10 seconds West, along the common line of said Khademazad Tract II, and said Martin tract, a distance of 104.00 feet to a ½ inch iron rod found for corner, said point being the Southwest corner of said Martin tract, same being the most Westerly Southeast corner of said Khademazad Tract II, same being in the Northeast line of a tract of land conveyed to Robert M. Gallagher by deed recorded in Volume 2000070, Page 5441, of the Deed Records of DALLAS County, Texas;**

**THENCE North 36 degrees 20 minutes 40 seconds West, along the common line of said Khademazad Tract II, and said Gallagher tract, passing the Northwest corner of said Gallagher tract, and the Northeast corner of a tract of land conveyed to James R. Coots and Judy C. Coots by deed recorded in Volume 86162, Page 3957, of the Deed Records of DALLAS County, Texas, and continuing along the common line of said Khademazad Tract II, and said Coots tract, a distance of 1042.94 feet to a 1 inch iron pipe found for corner, said point being the Southwest corner of said Khademazad Tract II, same being the Northwest corner of said Coots tract, same being in the Southeast right-of-way line of the G.C. & S.F. Railroad (a 100.0' right-of-way), said point being in a curve to the right having a radius of 2815.02 feet, and a delta angle of 00 degrees 03 minutes 54 seconds;**

**THENCE along the common line of said Khademazad Tract II, and the Southeast right-of-way line of the said G.C. & S.F. Railroad, and along said curve to the right, an arc distance of 3.19 feet, and a chord bearing and distance of North 32 degrees 11 minutes 49 seconds East 3.19 feet to a ½ inch iron rod set for corner;**

**THENCE South 75 degrees 31 minutes 59 seconds East, through the interior of said Khademazad Tract II, a distance of 331.06 feet to a ½ inch iron rod set for corner;**

**THENCE South 80 degrees 54 minutes 23 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 211.20 feet to a ½ inch iron rod set for corner;**

**THENCE South 36 degrees 22 minutes 32 seconds West, continuing through the interior of said Khademazad Tract II, a distance of 557.31 feet to a ½ inch iron rod set for corner, said point being in a curve to the left having a radius of 115.00 feet and a delta angle of 08 degrees 15 minutes 19 seconds;**

**Exhibit "A"**  
**PAGE 4**

**THENCE continuing through the interior of said Khademazad Tract II, and along said curve to the right, an arc distance of 16.57 feet, and a chord bearing and distance of North 61 degrees 01 minutes 25 seconds East, 16.56 feet to a ½ inch iron rod found for corner;**

**THENCE North 57 degrees 57 minutes 21 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 8.75 feet to a ½ inch iron rod set for corner;**

**THENCE North 12 degrees 10 minutes 09 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 14.21 feet to a ½ inch iron rod set for corner;**

**THENCE South 36 degrees 05 minutes 44 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 154.09 feet to a ½ inch iron rod set for corner;**

**THENCE South 48 degrees 15 minutes 00 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 38.88 feet to a ½ inch iron rod set for corner;**

**THENCE South 03 degrees 15 minutes 00 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 35.36 feet to a ½ inch iron rod set for corner;**

**THENCE South 36 degrees 22 minutes 00 seconds East, continuing through the interior of said Khademazad Tract II, a distance of 15.32 feet to the POINT OF BEGINNING and containing 354,632 square feet or 8.14 acre of computed land.**

**NOW KNOWN AS:**

**Lots 1-13, Block A, THE TERRACES ADDITION, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 2005158, Page 61, Plat Records, Dallas County, Texas.**

**SAVE AND EXCEPT FOR:**

**Lot 2, Block A, THE TERRACES ADDITION, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 2005158, Page 61, Plat Records, Dallas County, Texas.**

**Lot 4, Block A, THE TERRACES ADDITION, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 2005158, Page 61, Plat Records, Dallas County, Texas.**

**Lot 5, Block A, THE TERRACES ADDITION, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 2005158, Page 61, Plat Records, Dallas County, Texas.**

**Lot 6, Block A, THE TERRACES ADDITION, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 2005158, Page 61, Plat Records, Dallas County, Texas.**

**Exhibit "A"**  
**PAGE 5**

**Lot 10, Block A, THE TERRACES ADDITION, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 2005158, Page 61, Plat Records, Dallas County, Texas.**



FILED

2019 APR 15 PM 12:02

C&S No. 44-15-1632 / Conventional / No / FILE NOS  
LNV Corporation

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
PROPERTY

**NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: November 22, 2002

Grantor(s): Robin Jackson, a single person

Original Trustee: Gregory L. Gregg

Original Mortgagee: MILA, Inc., D/B/A Mortgage Investment Lending Associates, Inc.

Recording Information: Vol. 2002 231, Page 12509, or Clerk's File No. 2091293, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: LNV Corporation

Mortgage Servicer: LNV Corporation, whose address is C/O 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

BEING LOT 18 IN BLOCK 7 OF REPLAT OF THE MEADOWS OF HIGH POINTE, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2002061, PAGE 58 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: 05/07/2019 Earliest Time Sale Will Begin: 1:00 PM

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

**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.**

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Michelle Schwartz, Francesca Ortolani, Kathy Arrington, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee**

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.



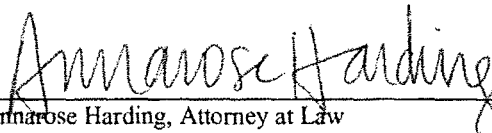
4690880

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

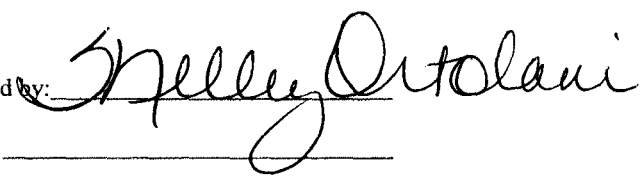
Executed on this the 11th day of April, 2019.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

  
\_\_\_\_\_  
Annarose Harding, Attorney at Law  
Codilis & Stawiariski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:



Printed Name: \_\_\_\_\_

C&S No. 44-15-1632 / Conventional / No  
LNV Corporation

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
CRAWFORD, OWEN  
915 HIDDEN LAKES DRIVE, CEDAR HILL, TX 75104

VA 49-49-6-1319752  
Firm File Number: 19-032691

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 6, 2016, OWEN CRAWFORD, as Grantor(s), executed a Deed of Trust conveying to TOM WOOD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK 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 201600283143, 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, May 7, 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.

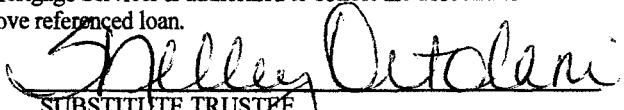
Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 11, BLOCK D, HIDDEN LAKES, PARKERVILLE HOLDINGS, PHASE ONE, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20070105016, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 915 HIDDEN LAKES DRIVE  
CEDAR HILL, TX 75104  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Noteholder: USAA FEDERAL SAVINGS BANK  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

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 APR 15 PM 12:02  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

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

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

2019 APR 15 PM 1:44

JOHN F. WARREN  
COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY

**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.**

WHEREAS, on the 30<sup>th</sup> day of January, 2015, ZULMA PINEDA, who has the address of 2414 Diamond Point, Cedar Hill, Dallas County, Texas 75104, as Grantor, executed one certain deed of trust (“said Deed of Trust”) for Angela Galvis Schnuerle, as Lender and beneficiary, with respect to certain real property described below, to secure Angela Galvis Schnuerle, who has the address of 524 W. A Avenue, North Little Rock, Pulaski County, Arkansas 72116, in the payment of said indebtedness described in said Promissory Note and the fulfillment of duties, obligations, and responsibilities set out in said Deed of Trust, by liens granted in favor of Angela Galvis Schnuerle therein, and Angela Galvis Schnuerle, as Lender and beneficiary in said Deed of Trust, was thereby granted a power of sale with respect to the real property described below, all as set out in said Deed of Trust which is recorded under **Dallas County Clerk’s File No. 201500028986** in the Official Public Records of Dallas County, Texas; and

WHEREAS, on the 30<sup>th</sup> day of January, 2015, ZULMA PINEDA accepted one certain Warranty Deed with Vendor’s Lien which is recorded under **Dallas County Clerk’s File No. 201500028985** in the Official Public Records of Dallas County, Texas, to certain real property described below and situated in Dallas County, Texas, subject to her obligations to pay one certain promissory note (“said Promissory Note”) dated January 30, 2015 in the original principal amount of \$550,000.00 executed by ZULMA PINEDA and payable to the order of Angela Galvis Schnuerle and to fulfill duties, obligations, and responsibilities set out in said Deed of Trust, all of which obligations were secured by liens in favor of Angela Galvis Schnuerle, who is the owner and holder of said indebtedness described in said Promissory Note and the Lender and beneficiary in said Deed of Trust with respect to the real property described below; and

WHEREAS, in that one certain Resignation of Trustee executed on November 3, 2017 by KIMBERLY PINKERTON, who was appointed the Trustee in said Deed of Trust, KIMBERLY PINKERTON acknowledged that she had ceased to act as the Trustee with respect to said Deed of Trust in relation to the real property described below, resigned effective on November 3, 2017, and authorized the appointment of a Substitute Trustee and which Resignation of Trustee is recorded under **Dallas County Clerk's File No. 201700339909** in the Official Public Records of Dallas County, Texas; and

WHEREAS, in that one certain Appointment of Substitute Trustee executed on December 27, 2017 by Angela Galvis Schnuerle, who is the owner and holder of said indebtedness described in said Promissory Note and the Lender and beneficiary in said Deed of Trust, has appointed MICHAEL L. WILSON, who has the mailing address of 2200 Market Street Tower, Suite 802, Galveston, Galveston County, Texas 77550, as the Substitute Trustee to act under, by virtue of, and in accordance with said Deed of Trust and which Appointment of Substitute Trustee is recorded under **Dallas County Clerk's File No. 201800001241** in the Official Public Records of Dallas County, Texas; and

WHEREAS, **ZULMA PINEDA** has made defaults in the payment of said indebtedness described in said Promissory Note and has failed to fulfill duties, obligations, and responsibilities set out in said Deed of Trust, and the same are wholly due; and

WHEREAS, Angela Galvis Schnuerle, who is the current owner and holder of said indebtedness described in said Promissory Note and the Lender and beneficiary in said Deed of Trust, has instructed the Substitute Trustee to sell the real property described below in order to satisfy said indebtedness described in said Promissory Note and the duties, obligations, and responsibilities set out in said Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7<sup>th</sup> day of May, 2019, between 1:00 p.m. and 4:00 p.m. (the earliest time at which the sale will begin will be 1:00 p.m. or within three hours after that time), because of default in performance of the obligations provided in said Deed of Trust, I, the undersigned Substitute Trustee, will sell the real property described below by public auction, at the area designated by the Dallas County Commissioners' Court, to wit: **the area outside on**

**the North Side of the George Allen Courts Building facing Commerce Street below the overhang 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 Commissioners' Court,** to the highest bidder for cash, to satisfy the debt secured by liens in favor of Angela Galvis Schnuerle, as Lender and beneficiary in said Deed of Trust, the following-described real property lying and being situated in the County of Dallas, State of Texas, to-wit:

Lot 861, Lake Ridge, Section 7, Phase One, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof recorded in Volume 98251, Page 13, of the Map Records, Dallas County, Texas.

THE SALE OF THE PROPERTY SHALL BE SUBJECT TO ALL MATTERS OF RECORD AND TO ALL MATTERS WHICH A CURRENT SURVEY OF THE SUBJECT PROPERTY WOULD SHOW. THE SALE OF SUCH PROPERTY SHALL FURTHER BE "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR BY THE OWNER AND HOLDER OF SAID INDEBTEDNESS DESCRIBED IN SAID PROMISSORY NOTE AND THE LENDER AND BENEFICIARY IN SAID DEED OF TRUST, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER AND HOLDER OF SAID INDEBTEDNESS DESCRIBED IN SAID PROMISSORY NOTE AND THE LENDER AND BENEFICIARY IN SAID DEED OF TRUST, NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATION OR WARRANTY WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY THE PURCHASER AT THIS FORECLOSURE SALE.

Date of signing: April 11, 2019.

*Michael L. Wilson, Substitute Trustee*  
MICHAEL L. WILSON,  
Substitute Trustee  
2200 Market Street Tower, Suite 802  
Galveston, Texas 77550  
(409) 763-3531  
Fax (409) 763-3553  
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