

18-01471
342 MANTLEBROOK DRIVE, DESOTO, TX 75115

NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
- LOT 12, BLOCK 9, MEADOW BROOK ESTATES ADDITION, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDS THEREOF RECORDED IN VOLUME 72116, PAGE(S) 1431, MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated October 6, 2017 and recorded on October 23, 2017 at Instrument Number 201700298627 in the real property records of DALLAS County, Texas, which contains a power of sale.
- Sale Information: May 7, 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 316 CAPITAL HOLDINGS, LLC secures the repayment of a Note dated October 6, 2017 in the amount of \$192,000.00. SAIF SYCAMORE 1, LLC, whose address is c/o FCI Lender Services, Inc., 8180 East Kaiser Blvd., Anaheim Hills, CA 92808, is the current mortgagee of the Deed of Trust and Note and FCI Lender Services, Inc. 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 _____ DEPUTY

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

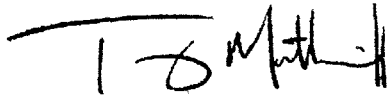
2019 APR 16 AM 10:27

FILED

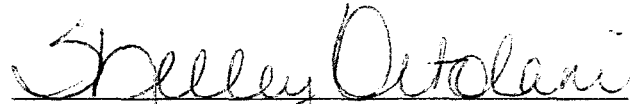


4691069

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
Jonathan Andring, 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, _____, 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).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2019 APR 15 PM 3:25

JOHN F. WARREN
COUNTY CLERK
BY _____
DALLAS COUNTY
DEPUTY

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

§

WHEREAS, by Deed of Trust dated October 27, 2017, executed by BAPA BROOKLYN 2004, LLC, a Texas limited liability company, as Grantor, Grantor conveyed to the Trustee therein named for the benefit of B&J Custom Homes, Inc., (the "Lender"), certain property situated in Dallas County, Texas, located at 925 Wood Hollow Way, City of Desoto, Dallas County, Texas 75115, more particularly described below and in the Deed of Trust recorded under Clerk's File/Instrument No. 20700323088, in the Official Public Records of Real Property of Dallas County, Texas to secure the payment of one certain promissory note of even date therewith and therein described in the original principal amount of \$198,000.00, subsequently replaced by that certain Promissory Note dated March 19, 2018, in the current principal balance and amount of \$138,000.00, to which Deed of Trust and the records thereof reference is here made for all purposes, the real property being more particularly described as:

Lot 5, Block C of Eagle Point Estates, an addition to the City of DeSoto, Dallas County, Texas, according to the plat thereof recorded as document number 200600314728 in the Plat Records of Dallas County, Texas, and commonly known as 925 Wood Hollow Way, DeSoto, Texas.

WHEREAS, the debt evidenced by the mentioned replacement promissory note and secured by the above-identified Deed of Trust matured on September 1, 2018, and default has occurred under the terms of the promissory note in the payment of the current \$138,000.⁰⁰ principal balance which is wholly due and payable to owner and holder of said note; and

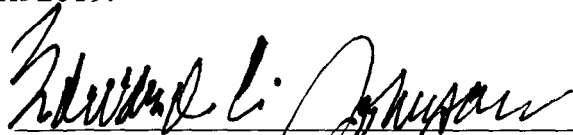
WHEREAS, notice of default on the payment of the principal balance of said mature promissory note, and of the maturity of the related indebtedness, and of the intent to foreclose per the provisions of sale provided for Deed of Trust was sent to Grantor and its Guarantors on or about October 22, 2018, and has gone uncured to date.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7TH day of May 2019, between the hours of 9:00 o'clock a.m. and 12:00 o'clock p.m., I will sell said real estate at the area of the North Side of the George Allen Courts Building facing 600 Commerce Street below the overhang, in the City of Dallas, Dallas County, Texas, as designated by the County Commissioners, to the highest bidder for cash in an amount sufficient to pay:

- (1) the principal balance of \$138,000.⁰⁰, plus accrued interests and penalties, if any, thereon, attorney's fees, and foreclosure costs under the above-identified Deed of Trust, and
- (2) the then outstanding principal balance of any then existing superior lien (including costs and expenses related thereto) filed of record against the subject parcels.

NOTE: THE AFOREMENTIONED PARCEL OF REAL PROPERTY IS BEING SOLD SUBJECT TO ALL MATTERS WHICH ARE PRIOR TO THE ABOVE-IDENTIFIED DEED OF TRUST WHICH AFFECT TITLE THERETO AND WHICH ARE SUPERIOR INTEREST THEREIN.

WITNESS MY HAND this 15TH day of April 2019.



EDWARD C. JOHNSON, Attorney
Substitute Trustee
Bent Tree Tower One
16475 Dallas Parkway, Suite 750
Dallas, Texas 75001
Tele: (972) 502-9080
Email: edward@ecjohnsonlaw.com

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.

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 26, 2005 and recorded in Document VOLUME 2005173, PAGE 08511 real property records of DALLAS County, Texas, with DEANDRA L WILLIS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DEANDRA L WILLIS, securing the payment of the indebtednesses in the original principal amount of \$130,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR CVF III MORTGAGE LOAN TRUST II 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 2:18
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, 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 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 County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

1543 BRAMBLE CREEK CIRCLE
DESOTO, TX 75115

0000008279416

0000008279416

DALLAS

EXHIBIT "A"

LOT 38, BLOCK 8A OF CREEKSIDE ESTATES AT BRIARWOOD NO. 3, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2001180, PAGE 48, MAP RECORDS, DALLAS COUNTY, TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/7/2018
Trustor(s): VALLEY OF FAITH CHRISTIAN CENTER, INC.
Original Lender: UNION BANK AND TRUST COMPANY, a Nebraska state banking corporation, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$2,375,000.00
Recording Information: Instrument Number 201800120312
Property County: Dallas
Property: Being Lot 2, Block 1 of the Replat of Hampton/Danieldale Joint Venture, an addition in the City of DeSoto, Dallas County, Texas, according to the Map thereof, recorded in Volume 2002183, page 324 of the Map Records of Dallas County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

Reported Address: 2100 N. HAMPTON ROAD, DESOTO, TX 75115

FILED
2019 APR 11 PM 3:14
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
TEXAS

MORTGAGE SERVICING INFORMATION:

Current Mortgagee: UNION BANK AND TRUST COMPANY, a Nebraska state banking corporation
Mortgage Servicer: UNION BANK AND TRUST COMPANY, a Nebraska state banking corporation
Current Beneficiary: UNION BANK AND TRUST COMPANY, a Nebraska state banking corporation
Mortgage Servicer Address: 4243 PIONEER WOODS DRIVE LINCOLN, NE 68506

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of May, 2019
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT 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 Commissioner's Court.

Substitute Trustee(s): J. Michael Tibbals
Substitute Trustee Address: 12222 Merit Drive, Suite 1400, Dallas, TX 75251

WHEREAS, the above-named Grantor and Trustor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, the Note and Loan Agreement, being governed by Nebraska law were fully complied with by Lender and defaulted by VALLEY OF FAITH CHRISTIAN CENTER, INC. and VALLEY OF FAITH CHRISTIAN CENTER, INC. having waived presentment, demand, protest, notice of non-payment and having been given Notices of Default, intent to accelerate and notice of acceleration; and

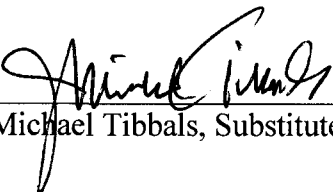
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee has been removed and J. Michael Tibbals has been duly appointed to act as Substitute Trustee and was requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned Substitute Trustee has been requested to provide these notices on behalf of the Union Bank and Trust Company, Beneficiary, Lender, Mortgagee, Mortgage Servicer and Substitute Trustee;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

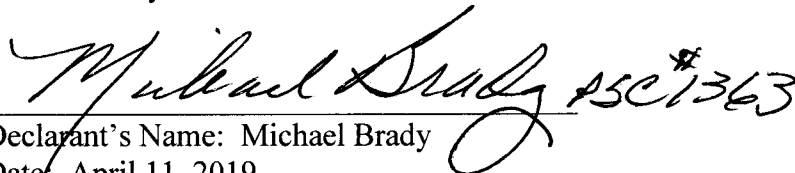
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. J. Michael Tibbals, as Substitute Trustee, will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.



J. Michael Tibbals, Substitute Trustee

CERTIFICATE OF POSTING

My name is Michael Brady, and my address is 1055 East Centerville Road, #2908, Garland, TX 75041. I declare under penalty of perjury that on April 11, 2019 I filed at the office of Dallas County Clerk and caused to be posted at the Dallas County Courthouse this notice of Sale.

 #5C1363

Declarant's Name: Michael Brady

Date: April 11, 2019

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/28/2005

Grantor(s)/Mortgagor(s):
MARTHA JONES, A SINGLE WOMAN

Original Beneficiary/Mortgagee:
LONG BEACH MORTGAGE COMPANY, A CORPORATION

Current Beneficiary/Mortgagee:
Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL1, Asset-Backed Certificates, Series 2005-WL1
Property County:
DALLAS

Recorded in:
Volume: 2005064
Page: 05198
Instrument No: 3299792

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

Legal Description: LOT 11, BLOCK 1 OF HIDDEN CANYON, INSTALLMENT NO. 3, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84177, PAGE 3668, MAP RECORDS, DALLAS COUNTY, TEXAS.


Date of Sale: 5/7/2019

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
2019 APR 11 AM 11:29
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY

MH File Number: TX-18-69742-POS
Loan Type: Conventional Residential

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: June 15, 2000

Grantor(s): Deborah Smallwood and Leonard Smallwood

Original Trustee: Clifford D. Harmon

Original Mortgagee: Associates Home Equity Services, Inc.

Recording Information: Clerk's File No. 1034693, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: Citibank, N.A., as trustee for CMLTI Asset Trust

Mortgage Servicer: Fay Servicing, LLC, whose address is C/O 440 S. La Salle Street, Suite 2000 Chicago, IL 60605
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.

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

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.

Legal Description:

LOT 12, BLOCK 5, OF ROCK CREEK ADDITION, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 79232, PAGE 808, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

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.

For Information:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200



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
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

FILED
2019 APR 11 AM 11:31
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

