

FILED  
2019 APR 16 PM 3:20  
JOHN E. ...  
COUNTY CLERK

**NOTICE OF FORECLOSURE 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 OR 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. **Property to Be Sold.** The property to be sold is described as follows: LOT 11, BLOCK C OF WESTCHESTER GLEN, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2000143, PAGE 2057. MAP RECORDS, DALLAS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/24/2018 and recorded in Document 201800268587 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

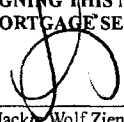
Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.


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 LASHANTELL WILLIAMS, MEMBER, provides that it secures the payment of the indebtedness in the original principal amount of \$185,850.00, 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  
Tori 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

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

COUNTY OF DALLAS

WHEREAS, by that certain Deed of Trust dated as of May 12, 2014, executed by U & Z Incorporated, a Texas corporation ("Grantor"), to Brad L. Durham, Trustee, for the benefit of Independent Bank of Texas, predecessor-in-interest to Veritex Community Bank, N.A. ("Lender"), filed for record as Document Number 201400122010 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 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 Grantor's performance of those obligations under that certain Unconditional Guarantee dated on or about May 12, 2014 ("Guarantee"), which in turn secures the repayment of that certain Promissory Note dated on or about May 12, 2014, in the original principal amount of \$2,218,000.00, executed by Joint Springtown Investments Inc. and Waseem Arshad 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, Guarantee, 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 and Guarantee 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, Guarantee, 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").

**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.**

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

By:   
John H. Ivie, III,  
Substitute Trustee

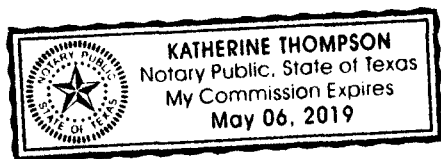
STATE OF TEXAS


§  
§  
§

COUNTY OF COLLIN

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**

Situated in the State of Texas, the County of Dallas and the City of Grand Prairie, being part of the Thomas J. Tone Survey, Abstract No. 1460, being part of Lot 2, Block 3 of Westchester East Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 94157, Page 2541 of the Map Records of Dallas County, Texas, being all of a tract of land conveyed to New Jonathon Enterprise incorporated by deed recorded in Volume 2003016, Page 1311 of the Deed Records of Dallas County, Texas and these premises being more particularly described as follows:

Beginning at a 1/2 inch Iron rod found in the northeast right-of-way line of South Carrier Parkway, marking the most westerly south corner of a tract of land conveyed to Wilmington Trust Company by deed recorded in Volume 95245, Page 1311 of the Deed Records of Dallas County, Texas and the west corner of said premises;

Thence with the southeast line of said Wilmington tract and the northwest line of said premises, North 53°51'47" East, 189.49 feet to a 1/2 inch iron rod found;

Thence with the south line of said Wilmington tract and the northwest line of said premises, North 89°48'05" East, 36.52 feet to a 1/2 inch iron rod set;

Thence with the southwest line of said Wilmington tract and the northeast line of said premises, South 36°08'30" East, 207.80 feet to a 1/2 inch iron rod set in the northwest right-of-way line of Westchester Parkway marking the south corner of said Wilmington tract, the east corner of said premises and the beginning of a curve to the left;

Thence with said northwest right-of-way line, the southeast line of said premises and sold curve to the left having a central angle of 14°26'51", a radius of 835.00 feet, an arc distance of 210.55 feet and chord bearing and distance of South 61°52'34" West, 209.99 feet to an "X" cut found marking the south corner of said premises;

Thence with the south line of said premises North 81°39'55" West, 24.30 feet to an "X" cut found in the northeast right-of-way line of South Carrier Parkway and marking the southwest corner of said premises;

Thence with said northeast right-of-way line and the southwest line of said premises, North 35°58'23" West, 58.20 feet to a 1/2 inch iron rod set, marking the beginning of a curve to the right;

Thence with said northeast right-of-way line, the southwest line of said premises and said curve to the right having a central angle of 05°13'10", a radius of 1371.36 feet, an arc length of 124.93 feet and a chord bearing of North 33°21'46" West, 124.88 feet to the Point of Beginning and containing 1.07 acres of land.

**EXHIBIT "A"**  
F:\TJC\903806\NDOT(U&Z).wpd

**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 April 04, 2008 and recorded in Document CLERK'S FILE NO. 20080118616 real property records of DALLAS County, Texas, with SIDEYA THOMSA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SIDEYA THOMSA, securing the payment of the indebtednesses in the original principal amount of \$145,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

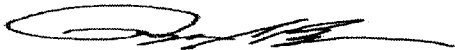
c/o DITECH FINANCIAL LLC  
345 SAINT PETER STREET  
ST. PAUL, MN 55102

FILED  
2019 APR 15 PM 2:19  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
TEXAS



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.



Ryan Bourgeois

**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: \_\_\_\_\_

1351 BOLD FORBES DR  
GRAND PRAIRIE, TX 75052

0000008244071

0000008244071

DALLAS

**EXHIBIT "A"**

BEING LOT 2 IN BLOCK H OF COUNTRY CLUB PARK, SECTION FIVE, AN ADDITIOIN TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 87225, PAGE 2160, MAP RECORDS, DALLAS COUTY, TEXAS; TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 92042, PAGE 6674, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
COHEN, BRADLEY  
2033 WILDERNESS TRAIL, GRAND PRAIRIE, TX 75052

FHA 491-649528703  
Firm File Number: 18-030828

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 17, 1998, BRADLEY D COHEN, JOINED HEREIN PRO FORMA BY HIS WIFE KEYLA A COHEN, as Grantor(s), executed a Deed of Trust conveying to JAN WAKELAND, as Trustee, the Real Estate hereinafter described, to COUNTRYWIDE HOME LOANS, INC. 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 234150, 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 1:00 PM 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 28, IN BLOCK T OF TRAILWOOD ADDITION, TENTH INCREMENT, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 78195, PAGE 873 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 2033 WILDERNESS TRAIL  
GRAND PRAIRIE, TX 75052  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Noteholder: WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION (FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION), NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-2 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 E. WALKER  
COUNTY CLERK  
DALLAS COUNTY  
BY

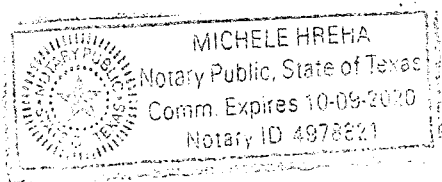
*Shelley Ortolani*  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Mary Manguso, Robert Ortolani, Michele Freha, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Michelle Schwartz, Tim Lewis, Kathy Arrington or Francesca Ortolani  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 19 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of April





Michele Hreha  
NOTARY PUBLIC in and for  
Dallas COUNTY,  
My commission expires: 10-9-2020  
Type or Print Name of Notary  
Michele Hreha

**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

2019 APR 12 PM 12:46

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

RTS03180

**Notice of Substitute Trustee Sale**

T.S. #: 19-2209

**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.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: **5/7/2019**  
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.  
The sale will be completed by no later than **4:00 PM**  
Place: **Dallas County Courthouse in DALLAS, Texas, at the following location: the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

**Property To Be Sold** - The property to be sold is described as follows:

**LOT 123, BLOCK 11 OF LAKE PARKS PHASE III, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2004248, PAGE 244, DALLAS COUNTY, TEXAS.**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 7/30/2007 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk’s File No 20070282629 recorded on 8/7/2007 of the Real Property Records of Dallas County, Texas.

2143 VAN ZANDT DR  
GRAND PRAIRIE, TX 75052

Trustor(s): **DOMINIQUE NEWTON and SHUNTA GRAY** Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR STAR MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES III TRUST** Loan Servicer: **BSI Financial Services, Inc.**

Current **Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron**

T.S. #: 19-2209

Substituted Trustees: **Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, Rick Snoke, Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Kathy Arrington, Briana Young, Jennifer Bergh, Patricia Sanchez, Heather Smith, Sherry Green**

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.

**Terms of 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. 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of 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.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by DOMINIQUE NEWTON, A SINGLE MAN AND SHUNTA GRAY, A SINGLE WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$123,821.00, executed by DOMINIQUE NEWTON, A SINGLE MAN AND SHUNTA GRAY, A SINGLE WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR STAR MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DOMINIQUE NEWTON, A SINGLE MAN AND SHUNTA GRAY, A SINGLE WOMAN to DOMINIQUE NEWTON and SHUNTA GRAY. U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES III TRUST is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
**U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES III TRUST**  
c/o BSI Financial Services, Inc.  
1425 Greenway Dr.  
Suite 400  
Irving, TX 75038  
(972) 746-4961

T.S. #: 19-2209

Dated: 4-12-19

Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, Rick Snoke, Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Kathy Arrington, Briana Young, Jennifer Bergh, Patricia Sanchez, Heather Smith, Sherry Green



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Prestige Default Services  
600 E John Carpenter Freeway, Suite 200  
Irving, Texas 75062  
Phone: (949) 427-2010  
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services  
600 E John Carpenter Freeway, Suite 200  
Irving, Texas 75062  
Attn: Trustee Department

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

Date: 07/6/2018  
Trustor(s): CHRIST APOSTOLIC CHURCH INTERNATIONAL MIRACLE CENTER, INC.  
Original Lender: UNION BANK AND TRUST COMPANY, a Nebraska state banking corporation, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$1,825,000.00  
Recording Information: Instrument Number 201800178681  
Property County: Dallas  
Property: SEE EXHIBIT "A"  
Reported Address: 2217 W. JEFFERSON STREET, GRAND PRAIRIE, TX 75051

**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

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

**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 CHRIST APOSTOLIC CHURCH

INTERNATIONAL MIRACLE CENTER, INC. and CHRIST APOSTOLIC CHURCH  
INTERNATIONAL MIRACLE 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

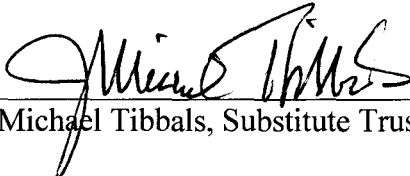
WHEREAS, a default under the Note and Deed of Trust was declared; such default was  
reported to not have been cured; and all sums secured by such Deed of Trust were declared to be  
immediately due and payable; and

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.

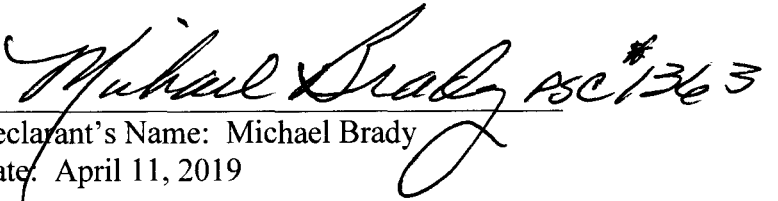
  
Declarant's Name: Michael Brady  
Date: April 11, 2019

EXHIBIT "A"

**Legal Description**

**BEING all of Lot 1R, Block 89, DALWORTH PARK ADDITION, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat recorded in Volume 2001070, Page 2416, Deed Records, Dallas County, Texas, and being described as Tract 1 in Special Warranty Deed from Southwest Securities, FSB to GP Main St, LLC, dated October 30, 2014 and recorded under Instrument No. 201400282022, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:**

**BEGINNING at a found "X" cut in concrete for the southwest corner of the herein described tract of land, same being the southwest corner of said Lot 1R, in the north right-of-way line of a 14 foot wide alley and in the east right-of-way line of S.W. 23rd Street (having a 50 foot wide right-of-way);**

**THENCE North 00 degrees 03 minutes 40 seconds West, in the west boundary line of said Lot 1R and in the east right-of-way line of S.W. 23rd Street, a distance of 163.18 feet to a found 1/2 inch capped iron rod for corner;**

**THENCE North 40 degrees 55 minutes 32 seconds East, in the northwest boundary line of said Lot 1R and along a corner clip at the intersection of the east right-of-way line of said S.W. 23rd Street with the south right-of-way line of Jefferson Street (having a 120 foot wide right-of-way), a distance of 22.62 feet (record - 22.64 feet) to a found "X" cut in concrete for corner;**

**THENCE North 81 degrees 55 minutes 10 seconds East, in the north boundary line of said Lot 1R and in the south right-of-way line of said Jefferson Street, a distance of 279.00 feet "X" cut in concrete for corner;**

**THENCE South 49 degrees 22 minutes 41 seconds East, in the northeast boundary line of said Lot 1R and along a corner clip at the intersection of the south right-of-way line of said Jefferson Street with the west right-of-way line of Galveston Street (having a 50 foot wide right-of-way), a distance of 13.17 feet to a found 1/2 inch capped iron rod for corner,**

**THENCE South 00 degrees 10 minutes 15 seconds East, in the east boundary line of said Lot 1R and in the west right-of-way line of said Galveston Street, a distance 62.80 feet to a found "X" cut in concrete for corner;**

**THENCE South 89 degrees 58 minutes 29 seconds East in the most southerly north boundary line of said Lot 1R and the north right-of-way line of said Galveston Street, a distance of 25.01 feet to a found 1/2 inch capped iron rod for corner;**

**THENCE South 00 degrees 08 minutes 28 seconds East, departing said Galveston Street and in the east boundary line of said Lot 1R, a distance of 148.02 feet to a found "X" cut in concrete corner, same being the southeast corner of said Lot 1R and in the north right-of-way line of the aforementioned 14 foot wide alley;**

**THENCE Due West, in the south boundary line of said Lot 1R and in the north right-of-way line of said 14 foot wide alley, a distance of 326.36 feet to the POINT OF BEGINNING and containing 1.461 acres (63,621 square feet) of land, more or less.**