

Andrew Thompson and Renee Thompson
2632 Helen Ln
Mesquite, Texas 75181
Our file #0918-001F

ATTENTION SERVICE MEMBERS:
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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 29, 2007, Andrew Thompson and Renee Thompson executed a Deed of Trust conveying to PRLAP, INC., a Trustee, the Real Estate hereinafter described, to secure Bank of America, N.A. in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 20070237520 in the Real Property Records of Dallas County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

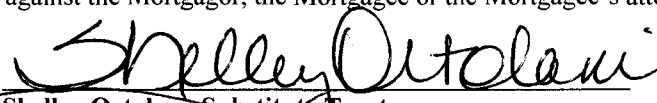
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 7, 2019, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10 am and not later than 1 pm and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

BEING LOT 2, IN BLOCK 10, OF CREEK CROSSING ESTATES #11, PHASE 1, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 86174, PAGE 7954, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. AS CORRECTED BY CERTIFICATE FILED 10/09/1986, RECORDED IN VOLUME 86197, PAGE 5561, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

Rushmore Loan Management Services, LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Rushmore Loan Management Services, LLC and the mortgagee have entered into an agreement granting Rushmore Loan Management Services, LLC authority to service the mortgage. Rushmore Loan Management Services, LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is U.S. Bank, National Association as Legal Title Trustee for Truman 2013 SC3 Title Trust. Pursuant to the Servicing Agreement, Rushmore Loan Management Services, LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Rushmore Loan Management Services, LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Ste. 100, Irvine, CA 92618.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.


Shelley Ortolani, Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Francesca Ortolani, Successor Substitute Trustee

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

FILED
2019 APR 16 AM 10:27

FILED

FILED

NOTICE OF ASSESSMENT LIEN SALE

2019 APR 16 PM 3: 34

STATE OF TEXAS §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, on or about October 27, 2017, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Shelly Lewis, the present owner of said real property, to Hillside at Falcon's Lair Homeowners Association (the "Association"); and

WHEREAS, the said Shelly Lewis has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

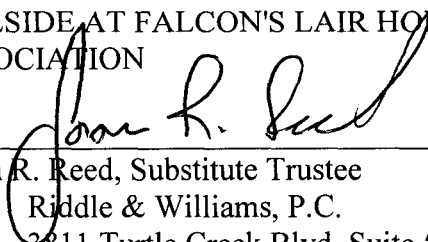
NOW, THEREFORE, notice is hereby given that on Tuesday, May 7, 2019, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 21, Block G, of Falcon's Lair - Phase 4B, an addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in 2002027, Page 133, of the Plat Records of Dallas County, Texas (3625 Redstart Drive)

WITNESS my hand this 9th day of April, 2019

HILLSIDE AT FALCON'S LAIR HOMEOWNERS ASSOCIATION

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

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

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 October 19, 2005 and recorded in Document CLERK'S FILE NO. 200503561797 real property records of DALLAS County, Texas, with CAROLYN ALMA SMITH, grantor(s) and CITIFINANCIAL, INC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CAROLYN ALMA SMITH, securing the payment of the indebtednesses in the original principal amount of \$54,386.18, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. J.P. MORGAN MORTGAGE ACQUISITION CORP. 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, representing the current mortgagee, whose address is:

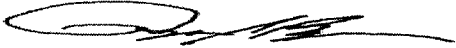
c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD.
SUITE 100
IRVINE, CA 92618

FILED
2019 APR 15 PM 2:21
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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



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: _____

802 LEYENDA DR
MESQUITE, TX 75149

0000008237950

0000008237950

DALLAS

EXHIBIT "A"

BEING LOT 26 IN BLOCK 13 OF MESQUITE PARK SUBDIVISION #4, AN ADDITION TO THE CITY OF MESQUITE, TX,
ACCORDING TO THE MAP THEREOF RECORDED IN VOL 25, PAGE 237 OF THE MAP RECORDS OF DALLAS COUNTY, TX.

FILED

2019 APR 15 PM 1:04

NOTICE OF FORECLOSURE SALE

State of Texas §
County of Dallas §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Notice is hereby given of a public non-judicial foreclosure sale.

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

BEING LOT 13, BLOCK C OF REVISION OF BLOCK C, PADDY HEIGHTS ADDITION, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN VOLUME 20, PAGE 419, MAP RECORDS, DALLAS COUNTY, TEXAS

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

Date: **May 7, 2019**
Time: The sale shall begin no earlier than **10:00 AM** or no later than three hours thereafter.
Place: **Dallas** County Courthouse in **Dallas, Texas**, at the following location: the area designated by the Commissioners Court of **Dallas, Dallas County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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.

- 3. 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 Mortgagee of Record 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. 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 sale granted by the Deed of Trust executed by **Karen Hendricks, a single person.**
5. Obligations Secured. The Deed of Trust is dated **May 5, 2003**, and is recorded in the office of the County Clerk of **Dallas County, Texas**, in/under **Document No. 2341978, Official Public Records of Dallas County, Texas**. 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 the promissory note in the original principal amount of **\$78,965.00**, executed by **Karen Hendricks**, and payable to the order of **Sebring Capital Partners, Limited Partnership.**

Original Mortgagee: Sebring Capital Partners, Limited Partnership.

Current Mortgagee of Record: MTGLQ Investors, LP whose address is **1661 Worthington Rd. Suite 100, Palm Beach, FL 33409.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

7. **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.**

Robertson Anschutz Veters, LLC
1500 City West Blvd., Suite 700
Houston, TX 77042

DATED April 15, 2019.



David Garvin, Jack Beckman, Kelly Goddard, Michelle Schwartz, 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, Vanessa McHaney, Substitute Trustee
c/o Robertson Anschutz Veters, LLC
1500 City West Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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.

FILED

2019 APR 10 AM 10:01

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Notice of Substitute Trustee Sale

RTS 03174

T.S. #: 18-1724

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:

BEING LOT 33, IN BLOCK T, OF VALLEYCREEK ESTATES PHASE II NOW KNOWN AS VALLEYCREEK ESTATES PHASE IIA, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE CORRECTED MAP OR PLAT THEREOF RECORDED IN VOLUME 99107, PAGE 32, MAP RECORDS, DALLAS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 5/27/2005 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 3385911 recorded on 6/9/2005 in Book 2005112 Page 13894 of the Real Property Records of Dallas County, Texas.

2010 ELM FALLS PLACE
MESQUITE, TX 75181

Trustor(s): CHARLES A BARNES Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BNC MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Current Beneficiary: US BANK TRUST N.A., AS TRUSTEE OF THE IGLOO SERIES III TRUST Loan Servicer: BSI Financial Services, Inc.

T.S. #: 18-1724
Loan #: *****3041

Current **Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron**
Substituted **Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett,**
Trustees: **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

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 CHARLES A BARNES, A MARRIED MAN & PATRICIA BARNES, SIGNING PRO FORMA TO PERFECT LIEN ONLY. 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 \$152,000.00, executed by CHARLES A BARNES, A MARRIED MAN & PATRICIA BARNES, SIGNING PRO FORMA TO PERFECT LIEN ONLY, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BNC MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of CHARLES A BARNES, A MARRIED MAN & PATRICIA BARNES, SIGNING PRO FORMA TO PERFECT LIEN ONLY to CHARLES A BARNES. US BANK TRUST N.A., 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.

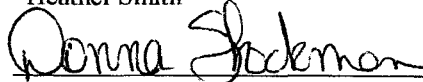
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of 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:
US BANK TRUST N.A., 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. #: 18-1724
Loan #: *****3041

Dated: 4-10-19

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



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

FILED

DEED OF TRUST INFORMATION:

2019 APR 11 AM 11:29

Date: 09/19/2006

Grantor(s): MWANA WILLIAMS AND ROBERT WILLIAMS, WIFE AND HUSBAND

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK, ITS SUCCESSORS AND ASSIGNS

Original Principal: \$134,400.00

Recording Information: Instrument 200600353695

Property County: Dallas

Property: LOT 13, BLOCK "G", AMENDING PLAT FALCON'S RIDGE, PHASE 1, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 200503636888, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Reported Address: 2325 HUMMINGBIRD WAY, MESQUITE, TX 75181

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16

Mortgage Servicer: Specialized Loan Servicing LLC

Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16

Mortgage Servicer Address: 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

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): 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, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor 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, 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 and any previously appointed Substitute Trustee has been removed and 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, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. 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, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, 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.

Very truly yours,

Bonial & Associates, P.C.