

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
2019 MAR 28 PM 3:22
JOHN E. MARBLE
COUNTY CLERK
DALLAS COUNTY, TEXAS

You, CRYSTAL GRAY HAWTHORNE, are hereby notified that on Tuesday May 7, 2019, between the hours of 10:00 A.M. and 1:00 P.M., at the courthouse door located at 600 Commerce St., Dallas, TX 75202, in the City of Dallas, County of Dallas, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property: BEING Lot 27-A, Block 11, of REPLAT OF ALL OF BLOCK 1 AND LOTS 25, 26, AND 27 OF BLOCK 11, OF KENWOOD HEIGHTS ADDITION NO.1, an Addition to the City of Rowlett, Dallas County, Texas. according to the plat thereof recorded in Volume 72073, Page 1921, of the Map Records of Dallas County, Texas. The address or other common designation of this real property is: 6101 Maple Lane, Rowlett, Texas 75089.

This sale will be made to satisfy the debt evidenced by the Promissory Note dated October 7, 2015, in the original principal sum of \$119,600, executed by you as Makers to P.C. HICKMAN and C.D. POUNDS as Payees ("the Note"), and secured by and pursuant to the power of sale conferred in the Deed of Trust dated October 7, 2015, ("the Deed of Trust"). The Deed of Trust was executed by you as Grantors to Holt Irby as Trustee for the benefit of P.C. HICKMAN and C.D. POUNDS, and was recorded in the Real Property records of Dallas County, Texas, Instrument No. 201500282173. P.C. HICKMAN and C.D. POUNDS have requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe P.C. HICKMAN and C.D. POUNDS the sum of **\$90,039.34**. Your debt has been accelerated because you failed to comply with the terms of the Note and the Deed of Trust, namely you failed make the payments required by the terms of the Note and to pay ad valorem taxes as required by the Deed of Trust.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

The sale will be conducted as a public auction to the highest bidder for cash. The Beneficiary may enter one or more bids. If the Beneficiary is the highest bidder, it may have the bid credited to the Promissory Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Each person desiring to purchase the Property will need to demonstrate the ability to deliver to the Substitute Trustee a cashier's check in the amount of the bid, payable to the Substitute Trustee, within one hour after completion of the sale.

The sale will be made subject to any title matters set forth in the Deed of Trust. 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 liens of the Deed of Trust, which can include (without necessarily being limited to) ad valorem property tax liens, judgment liens, and federal tax liens. The sale will 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.

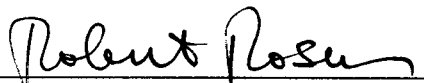
Pursuant to Section 51.009, Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075, Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions will be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust. Questions concerning the sale may be directed to the undersigned Substitute Trustee.

Default has occurred under the Deed of Trust or the Promissory Note. The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated February 6, 2019. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Dated: March 27, 2019

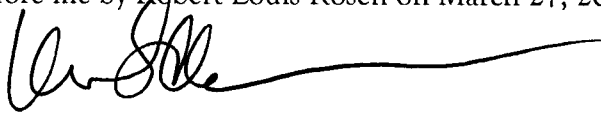
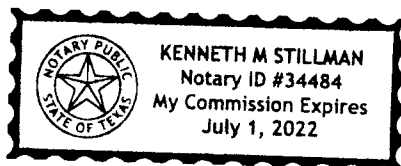


Robert L. Rosen, Substitute Trustee
Royal Central Tower
11300 N. Central Expressway, Suite 103
Dallas, Texas 75243-6705
972.503.1436
214.369.1437 FAX
rlrosen@therosenfirm.com

THE STATE OF TEXAS

COUNTY OF DALLAS

THIS INSTRUMENT was acknowledged before me by Robert Louis Rosen on March 27, 2019.



Notary Public, State of 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: 05/07/2019

Time: Between 1PM-4PM and beginning not earlier than 1PM-4PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Dallas County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 22, 2017 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's Instrument No. 201700082068 with WILLIAM SHANE AVERY (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREAT WESTERN FINANCIAL SERVICES, INC. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WILLIAM SHANE AVERY, securing the payment of the indebtedness in the original amount of \$206,196.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AmeriHome Mortgage Company, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 5, BLOCK R, THE PENINSULA NO. 6, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 86098, PAGE 1749, OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS.

BY _____ AS
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

2019 MAR 28 PM 12:33

FILED



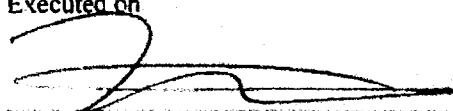
4689208

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Cenlar FSB, as Mortgage Servicer, is representing the current Mortgagee whose address is:

AmeriHome Mortgage Company, LLC
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR 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 1 Mauchly, Irvine, CA 92618, 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.

03/26/2019
Executed on


James E. Albertelli, P.A.
Cory Jacocks
Megan Clontz
Timothy Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75038

3/28/2019
Executed on


SUBSTITUTE TRUSTEE

Agency Sales & Posting
Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington, 1320 Greenway Drive, Suite 300 Irving, TX 75038 OR 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 1 Mauchly, Irvine, CA 92618

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE
(TO BE RECORDED)

DEED OF TRUST INFORMATION:

Date: 03/24/2005
Grantor(s): KENNETH D. DUGAS AND WIFE, GWENDOLYN DUGAS
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SFMC, LP. D/B/A SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$175,221.00
Recording Information: Book 2005- 065 Page 01861 Instrument 3300768
Property County: Dallas
Property: BEING LOT 16 IN BLOCK E OF WINNERS CHOICE II, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98211, PAGE 6, MAP RECORDS, DALLAS COUNTY, TEXAS.
Reported Address: 3210 CHALKSTONE DRIVE, ROWLETT, TX 75088

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

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.

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2019 APR -4 AM 10:31

FILED

Shelley Ortolani

~~Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, Michael Burns, Sammy Hooda, or Suzanne Suarez~~

STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on this 4 day of April, 2019 by, ~~Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, Michael Burns, Sammy Hooda, or Suzanne Suarez~~ who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

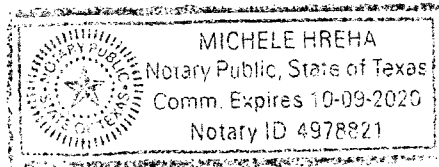
GIVEN UNDER MY HAND AND SEAL OF OFFICE the 4 day of April, 2019

Michele Hreha
Notary Public in and for the State of Texas

My commission expires: 10-9-2020

After Recording Return To:

Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425
Dallas, TX 75254
Attn: Foreclosure Department



NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
§
COUNTY OF DALLAS §

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Liberty Creek filed on July 27, 2000 as 200001076832 of the Official Public Records of Dallas County, Texas, including any amendments thereof or supplements thereto (hereinafter referred to as the “*Declaration*”). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Liberty Creek Owners Association, Inc., on May 16, 2017, June 26, 2017, February 8, 2018 and May 4, 2018, sent notice of default in payment of assessments to **JEREMY GODFREY**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **JEREMY GODFREY**, have continued to default in the payment of their indebtedness to Liberty Creek Owners Association, Inc. and the same is now wholly due, and Liberty Creek Owners Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Liberty Creek Owners Association, Inc.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of May, 2019, between 10:00 a.m. and 4:00 p.m., **Liberty Creek Owners Association, Inc.** will sell the herein described real estate (including any improvements thereon) at public auction at the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and any statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

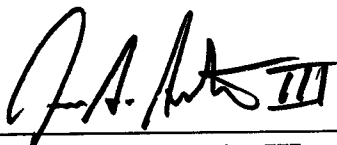
2019 APR - 3 AM 11:54
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY JEREMY GODFREY

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 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.

WITNESS my hand this 3rd day of April, 2019.

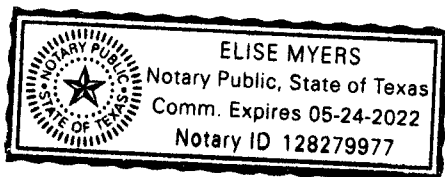
**LIBERTY CREEK OWNERS
ASSOCIATION, INC.**

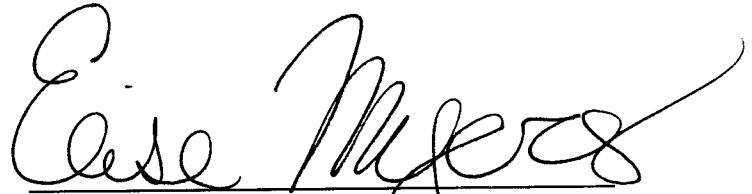
By: 
Judd A. Austin, III
Its: Duly Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, duly authorized agent for Liberty Creek Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, this 3rd day of April, 2019.




Notary Public, State of Texas

PREPARED BY:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

EXHIBIT "A"

Being Lot 46, in Block D, of LIBERTY CREEK, an Addition to the City of Rowlett, Dallas County, Texas, according to the Map thereof recorded in Volume 2000061, Page 1605, of the Map Records of Dallas County, Texas (the "Property").

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for The WaterView Community, recorded on July 7, 1998, in Volume 98131, Page 00453, *et seq.*, of the Real Property Records of Dallas County, Texas (hereinafter referred to as the “*Declaration*”). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, WaterView Community Association, Inc., on April 27, 2018, June 5, 2018 and August 24, 2018, sent notice of default in payment of assessments to **FINA ALEXANDER, an unmarried person**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **FINA ALEXANDER, an unmarried person**, have continued to default in the payment of their indebtedness to WaterView Community Association, Inc. and the same is now wholly due, and WaterView Community Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to WaterView Community Association, Inc.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of May, 2019, between 10:00 a.m. and 4:00 p.m., **WaterView Community Association, Inc.** will sell the herein described real estate (including any improvements thereon) at public auction at the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and any statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

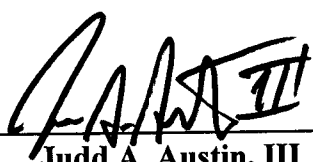
2019 APR - 3 AM 11: 54
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

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 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.

WITNESS my hand this 3rd day of April, 2019.

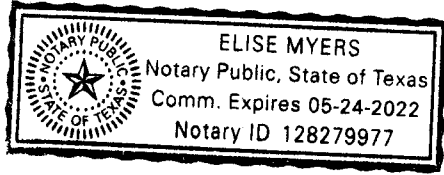
WATERVIEW COMMUNITY ASSOCIATION, INC.

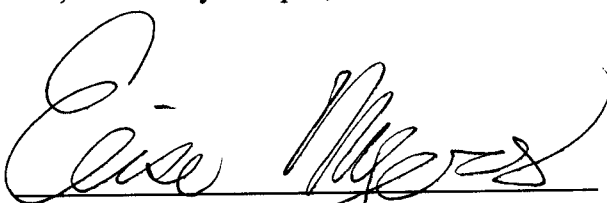
By: 
Judd A. Austin, III
Its: Duly Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, duly authorized agent for WaterView Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, this 3rd day of April, 2019.




Notary Public, State of Texas

PREPARED BY:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

EXHIBIT "A"

Being Lot 19, in Block U, of VILLAS AT WATERVIEW, Phase 1, an Addition to the City of Rowlett, Dallas County, Texas, according to the Map/Plat thereof recorded in Volume 98158, Page 608, of the Map/Plat Records of Dallas County, Texas (the "Property").