

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 May 8, 2014 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's Instrument Number 201400115508 with VALETA YOUNG (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GEORGETOWN MORTGAGE, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by VALETA YOUNG, securing the payment of the indebtedness in the original amount of \$97,697.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIZENS BANK, N.A is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOT 18A, IN BLOCK B, OF SALMON ESTATES NO. 2, AN ADDITION TO THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 82064, PAGE 1424, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2019 FEB 28 AM 11:49
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED



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 §5 1.002, 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:

CITIZENS BANK, N.A
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.

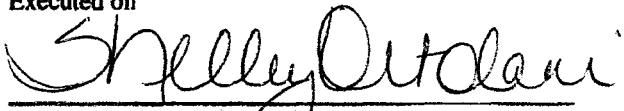
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

2/26/19
Executed on



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

2/27/19
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
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: _____