

FILED

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

2019 AUG 12 PM 1:20

JOHN F. WARREN

COUNTY CLERK

DALLAS COUNTY

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 04, 1980 and recorded under Vol. 80239, Page 0710, or Clerk's File No. 2135, in the real property records of DALLAS County Texas, with James M. Summers, and wife, Felicitas Summers as Grantor(s) and Gibraltar Savings Association as Original Mortgagee.

Deed of Trust executed by James M. Summers, and wife, Felicitas Summers securing payment of the indebtedness in the original principal amount of \$158,400.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by James M. Summers and Felicitas Summers. Liberty Savings Bank, FSB is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618.

Legal Description:

LOT 11, BLOCK 3, OF THE NORTH LAKE WOODLANDS ADDITION, AN ADDITION TO THE CITY OF COPPELL, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 74189, PAGE 1390, MAP RECORDS, DALLAS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 09/03/2019

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: DALLAS County Courthouse, Texas at the following location: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



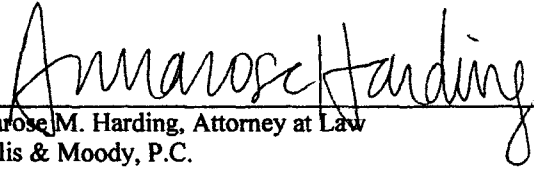
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

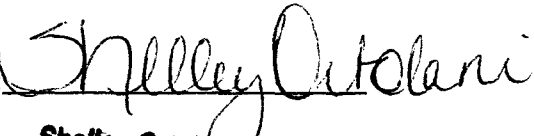
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Michelle Schwartz, Francesca Ortolani, Kathy Arrington, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 9th day of August, 2019.



Annarose M. Harding, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: 
Printed Name: Shelley Ortolani

C&M No. 44-12-1422

FILED

NOTICE OF SUBSTITUTE TRUSTEE SALE

2019 AUG -8 PM 3:50

Notice is hereby given of a public nonjudicial foreclosure sale.

Deed of Trust Date:

April 12, 2012

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Grantor(s)/Mortgagor(s):

Mary Twell

Original Beneficiary/Mortgagee: HENRY H. TATE, HIS HEIRS, SUCCESSORS, AND ASSIGNS

Current Beneficiary/Mortgagee: HENRY H. TATE

Recorded in:

Volume: N/A

Page: N/A

Instrument No. 201200104980, Official Public Records, Dallas County, Texas

Property County: Dallas

Mortgage Servicer: Henry H. Tate

Mortgage Servicer's Address: 1204 Sandy Lake Road, Coppell, Dallas County, TX 75019

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A"

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; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said instrument.

Date of Sale: 9/3/2019

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: North Side of the George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United states, please send written notice of the active duty military service to the sender of this notice immediately.

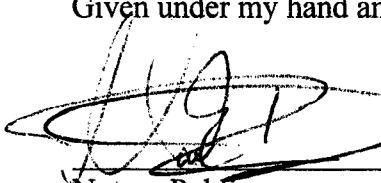


Erane LaSusa, Gitanjali Deb, or
So-Young An, Substitute Trustee
LaSusa & Deb, PLLC
6440 North Central Expressway, Suite 211
Dallas, TX 75206
(214) 584-6505
(214) 853-4107 (fax)
raney@ladeblaw.com

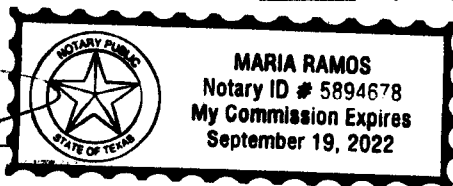
State of Texas §
County of Dallas §

Before me, the undersigned Notary Public, on this day personally appeared Erane LaSusa, as Substitute Trustee, known to me or proved to me through a valid state driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 8th day of August, 2019.



Notary Public
Signature



Certificate of Posting

My name is _____ and my address is c/o 6440 North Central Expressway, Suite 211, Dallas, TX 75206. 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 Substitute Trustee Sale.

Declarant's name: _____

Date: _____

LEGAL DESCRIPTION

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN JOHN VEST SURVEY, ABSTRACT NO. 1508, IN THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO HENRY H. TATE IN DOCUMENT NO. 200600245285 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED DCA INC. FOR CORNER, SAID CORNER LYING THE EAST LINE OF STATE ROAD (S. FREEPORT PARKWAY) (VARIABLE WIDTH RIGHT OF WAY) AND BEING THE NORTHWEST CORNER OF LOT L, BLOCK L OF ALFORD MEDIA ADDITION, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 98078, PAGE 76 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 00 DEGREES, 40 MINUTES, 00 SECONDS WEST ALONG THE EAST LINE OF SAID STATE ROAD (FREEPORT PARKWAY), A DISTANCE OF 204.32 FEET TO A POINT FOR CORNER, SAID CORNER LYING IN THE CENTER LINE OF A CREEK;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE CENTER LINE OF SAID CREEK AS FOLLOWS: SOUTH 76 DEGREES, 12 MINUTES, 00 SECONDS EAST, A DISTANCE OF 39.40 FEET TO A POINT FOR CORNER; SOUTH 54 DEGREES, 25 MINUTES, 00 SECONDS EAST, A DISTANCE OF 220.70 FEET TO A POINT FOR CORNER; SOUTH 79 DEGREES, 55 MINUTES, 00 SECONDS EAST, A DISTANCE OF 189.00 FEET TO A POINT FOR CORNER, SAID CORNER LYING IN THE WEST LINE OF LOT 40, BLOCK A OF OAKBEND ADDITION, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 91059, PAGE 1427 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES, 20 MINUTES, 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 40, A DISTANCE OF 27.20 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED DCA INC. FOR CORNER, SAID CORNER LYING IN THE NORTH LINE OF SAID LOT 1;

THENCE SOUTH 89 DEGREES, 07 MINUTES, 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 401.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 38,904.43 SQUARE FEET OR 0.8931 ACRES OF LAND, MORE OR LESS.

ALSO KNOWN AS 288 SOUTH FREEPORT PARKWAY, COPPELL, TX 75019 ("PROPERTY").

FILED

2019 AUG 12 AM 10:41

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

764 HUNTINGDON ST
COPPELL, TX 75019

0000008544959

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: September 03, 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 November 22, 2016 and recorded in Document CLERK'S FILE NO. 201600344277; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201800166534 real property records of DALLAS County, Texas, with AJAY KUMAR AND PADMAJA HIRIYANNAIAH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by AJAY KUMAR AND PADMAJA HIRIYANNAIAH, securing the payment of the indebtednesses in the original principal amount of \$416,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



NTSS0000008544959

764 HUNTINGDON ST
COPPELL, TX 75019

00000008544959

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, JOHN BEAZLEY, RICK MONTGOMERY, AARON PARKER, LOGAN THOMAS, WENDY LAMBERT, PHILLIP PIERCEALL, BRENT GRAVES, TERRY WATERS, CLAY GOLDEN, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, TIM LEWIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

764 HUNTINGDON ST
COPPELL, TX 75019

0000008544959

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DALLAS

EXHIBIT "A"

LOT 17, BLOCK B, WESTHAVEN PHASE 2A, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 201500116332 AN AMENDED UNDER COUNTY CLERK'S FILE NO. 201500257174, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.