

SELECT PORTFOLIO SERVICING, INC. (SPS)  
HALL, KELLY L. AND JOHN C.  
1521 MOSSY RIDGE, DE SOTO, TX 75115

CONVENTIONAL  
Firm File Number: 14-019056

FILED

**NOTICE OF TRUSTEE'S SALE**

2019 AUG 12 PM 1:22

WHEREAS, on January 31, 2005, KELLY L. HALL, JOINED HEREIN PRO FORMA BY HER HUSBAND, JOHN C. HALL, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR THE MORTGAGE CORPORATION 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 3235901 Volume 200526, Page 08353, 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

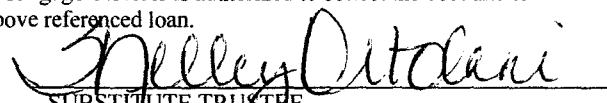
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 3, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, 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:

LOT 23, IN BLOCK 13, WINDMILL HILL ADDITION, FIFTH SECTION AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003170, PAGE 452, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 1521 MOSSY RIDGE  
DE SOTO, TX 75115  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: U.S. BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA, NA, SUCESSOR IN INTEREST TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE REGISTERED HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2005-HE5, ASSET-BACKED CERTIFICATES, SERIES 2005-HE5  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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.

  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Michele Hreha, Mary Mancuso or  
Francesca Ortolani  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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.**

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**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 April 03, 2015 and recorded under Clerk's File No. 201500089105, in the real property records of DALLAS County Texas, with Willard McRae, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Urban Financial of America, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Willard McRae, a single man securing payment of the indebtedness in the original principal amount of \$330,000.00 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 Willard McRae. Wilmington Savings Fund Society, FSB, as trustee of Finance of America Structured Securities Acquisition Trust 2018-HB1 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. Reverse Mortgage Solutions, Inc. is acting as the Mortgage Servicer for the Mortgagee. Reverse Mortgage Solutions, Inc., is representing the Mortgagee, whose address is: 14405 Walters Road, Suite 200, Houston, TX 77014.

#### Legal Description:

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF DALLAS, STATE OF TEXAS, AND BEING LOT FIFTEEN (15), BLOCK E, OF OAKMONT ADDITION, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 85166, PAGE 2204 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED BY US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2004-7, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-7 TO PANSY RUCKER BY DEED DATED APRIL 11, 2013.**

### 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.



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FILED  
SEP 03 2019  
DALLAS COUNTY CLERK  
JENNIFER W. HARRIS  
11:00 AM - 8 PM 2:18

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 6th day of August, 2019.



Nicole M. Barte, 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: \_\_\_\_\_

C&M No. 44-17-4079

## NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 15<sup>th</sup> day of March, 2018, **OGELIA WATKINS AND JEREMY R. TURNER** executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure **JEFFREY W. MARCHINO**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No.201800075321 of the Deed of Trust records of Dallas County, Texas; and

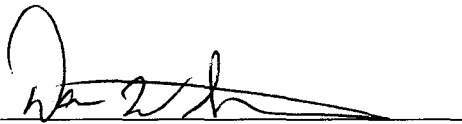
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3<sup>rd</sup> day of SEPTEMBER, 2019, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps at the east side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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

SEE ATTACHED EXHIBIT "A". ALSO KNOWN AS 733 CRESENT DRIVE, DESOTO, TEXAS.

WITNESS MY HAND, the 8 day of AUGUST, 2019.



**DARRIN W. STANTON, TRUSTEE**

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

2019 AUG - 8 - PM 3:59

FILED

**EXHIBIT "A"**

**BEING a portion of Lot 8, in Block C, of PARK PLACE, PHASE ONE, being part of the WILLIAM A. FORGY SURVEY, ABSTRACT NO. 464, City of DESOTO, DALLAS County, Texas, said subdivision is recorded in Volume 84177, Page 3652 of the Map Records of DALLAS County, Texas, said portion of Lot 8, in Block C being called Lot 8-A and is more particularly described by metes and bounds as follows:**

**BEGINNING at an iron rod for the southwest corner of Lot 8, Block C in the northerly Right-of-way line of Crescent Drive, as recorded, for the PLACE OF BEGINNING;**

**THENCE North 01 degree 22 minutes 08 seconds East, a distance of 110.0 feet to an iron rod for corner;**

**THENCE South 88 degrees 37 minutes 52 seconds East, a distance of 33.0 feet to an iron rod for corner;**

**THENCE South 01 degree 22 minutes 08 seconds West, a distance of 49.41 feet to an iron rod for corner;**

**THENCE South 88 degree 37 minutes 52 seconds East, a distance of 20.52 feet to an iron rod for corner;**

**THENCE South 43 degrees 37 minutes 52 seconds East, a distance of 7.63 feet to an iron rod for corner;**

**THENCE South 01 degree 22 minutes 08 seconds West, a distance of 55.19 feet to an iron rod for corner in the northerly right-of-way line of Crescent Drive;**

**THENCE North 88 degrees 37 minutes 52 seconds West, along the northerly right-of-way of Crescent Drive, a distance of 58.92 feet to the PLACE OF BEGINNING.**

## NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

**Date:** October 10, 2018  
**Grantor:** McLucas Holdings, LLC  
**Original Beneficiary:** MEI Finance, LLC  
**Current Beneficiary:** MEI Finance, LLC  
**Recording Information:** Deed of Trust recorded as Inst# 201900176620 in the Official Public Records of Dallas County, Texas.  
**Property:** All that certain lot, tract or parcel of land situated in Desoto, Dallas County, Texas, and being more particularly described as Lot 12, Block 3, FOREST PARK ADDITION, an addition to the City of Desoto, Dallas County, Texas, according to the map or plat thereof recorded in Volume 446, Page 1386, Map Records of Dallas County, such property being further known by street address as 436 Lakewood Drive, Desoto, Texas 75115-3802.

**SALE INFORMATION:**

**Trustee:** Grey Pierson  
**Date of Sale:** Tuesday, September 3, 2019  
**Time of Sale:** 10:00 AM or within three hours thereafter  
**Place of Sale:** North Side of the George Allen Courts Building (facing Commerce Street below the overhang), 600 Commerce Street, Dallas, Texas 75202-4600, or at such other place as may be directed by Dallas County Commissioners


Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. 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 or the Deed of Trust, and no warranties shall be conveyed by Trustee save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust.

FILED

2019 AUG -9 PM 12:10

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY \_\_\_\_\_



**GREY PIERSON, Trustee**  
**State Bar No. 16002500**  
**PIERSON BEHR, ATTORNEYS**  
**301 West Abram Street**  
**Arlington, Texas 76010-7124**  
**Voice: (817) 265-7771**  
**Fax: (817) 861-9008**  
**[greypierson@piersonbehr.com](mailto:greypierson@piersonbehr.com)**