

FILED

NOTICE OF ASSESSMENT LIEN SALE AUG 13 PM 12: 59

STATE OF TEXAS §  
COUNTY OF DALLAS §

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

WHEREAS, on or about May 31, 2019, 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 Donald F. Frazier, the present owner of said real property, to Highpoint Landing Homeowners, Inc. (the "Association"); and

WHEREAS, the said Donald F. Frazier 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, September 3, 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:

Unit 227, Building G, of Highpoint Landing Condominiums as more particularly described on Exhibit A attached hereto and incorporated herein by reference (5722 Marvin Loving Drive #227, Bldg G Unit 227)

WITNESS my hand this 13 day of August, 2019

HIGHPOINT LANDING HOMEOWNERS, INC.

By: Jason R. Reed  
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 \_\_\_\_\_, 2019, at the Dallas County Courthouse in Dallas, Texas.

EXHIBIT A

Property:

Unit No. 227 in Building G and 1.02 percent undivided interest in and to the general and limited common elements of HIGHPOINT LANDING CONDOMINIUM, PHASE ONE, a condominium regime in the City of Garland, Dallas County, Texas, according to the Condominium Declaration, dated June 11, 1981, recorded in Volume 82045, Page 3547 Condominium Records of Dallas County, Texas, together with First Amendment to the Declaration recorded in Volume 82091, Page 3182; Supplemental Declaration recorded in Volume 82113, Page 1028 and Volume 87091, Page 5998, of the Condominium Records of Dallas County, Texas.

FILED

**NOTICE OF ASSESSMENT LIEN SALE** AUG 13 PM 12: 59

STATE OF TEXAS                   §  
                                                  §  
COUNTY OF DALLAS           §

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

WHEREAS, on or about May 31, 2019, 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 Herman Elliott and Wendy Elliott, the present owners of said real property, to Highpoint Landing Homeowners, Inc. (the "Association"); and

WHEREAS, the said Herman Elliott and Wendy Elliott have continued to default in the payment of their 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, September 3, 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:

Unit 209, Building C, Highpoint Landing Condominiums as more particularly described on Exhibit A attached hereto and incorporated herein by reference (5710 Marvin Loving Drive #209C, Bldg C Unit 209)

WITNESS my hand this 12 day of August, 2019

HIGHPOINT LANDING HOMEOWNERS, INC.

By: Jason R. Reed  
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 \_\_\_\_\_, 2019, at the Dallas County Courthouse in Dallas, Texas.

\_\_\_\_\_

EXHIBIT A

**Property (including any improvements):**

Unit No. 209, Building C, of HIGHPOINT LANDING CONDOMINIUMS, a Condominium Regime in the City of Garland, Dallas County, Texas, according to the Declaration thereof dated March 4, 1982, recorded in Volume 82045, Page 3547, Condominium Records, Dallas County, Texas, and First Amendment, recorded in Volume 82091, Page 3182, Deed Records; Supplemental Declaration of Merger and Annexation recorded in Volume 82103, Page 1028, Deed Records, Dallas County, Texas, together with any limited common elements and the undivided percentage interest in the general common elements appurtenant thereto.

Our File Number: 18-01716  
Name: AMY SCHRUMPF

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 4, 2007, AMY SCHRUMPF, executed a Deed of Trust/Security Instrument conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 20070375172, in the DEED OF TRUST OR REAL PROPERTY 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 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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; 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 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202, in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

LOT 4, BLOCK 3 OF MEADOWCREEK SQUARE NO. 3, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 77121, PAGE 2209, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 113 COLONEL DRIVE  
GARLAND, TX 75043  
Mortgage Servicer: BANK OF AMERICA, N.A.  
Noteholder: BANK OF AMERICA, N.A.  
7105 CORPORATE DRIVE  
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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 7 day of August, 2019.



Guy Wiggs, David Stockman, Brenda Wiggs,  
Donna Stockman, Denise Boerner, Tim Lewis,  
Russell Stockman, Rick Snoke, Phillip Pierceall,  
Clay Golden, Brent Graves, Craig Muirhead,  
Rick Montgomery, Aaron Parker, Matthew  
Hansen, Terry Waters, Logan Thomas, Michelle  
Schwartz, Shawn Schiller, Cary Corenblum,  
Kathy Arrington, Substitute Trustees

c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

FILED  
2019 AUG -7 PM 12:00  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_  
PROPERTY

FILED

**NOTICE OF TRUSTEE'S SALE 2 PM 1:20**

JOHN F. WARREN

**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 07, 2004 and recorded under Vol. 2004 248, Page 06046, or Clerk's File No. 3184089, in the real property records of DALLAS County Texas, with Peter Michael Larson and Anne Noreene Larson as Grantor(s) and JPMorgan Chase Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Peter Michael Larson and Anne Noreene Larson securing payment of the indebtedness in the original principal amount of \$50,000.00 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 Peter Michael Larson and Anne Noreene Larson. JPMorgan Chase Bank, N.A. 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. JPMorgan Chase Bank, National Association is acting as the Mortgage Servicer for the Mortgagee. JPMorgan Chase Bank, National Association, is representing the Mortgagee, whose address is: 3415 Vision Drive, Columbus, OH 43219-6009.

**Legal Description:**

**BEING LOT 16, BLOCK 5 OF SOUTHGATE MANOR NO. 5, AN ADDITION TO THE CITY OF GARLAND, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 74020, PAGE 1344 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**

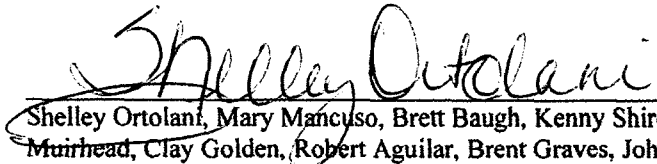
A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds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

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

  
~~Shelley Ortolani, Mary Mancuso, Brett Baugh, Kenny Shirey, Rick Montgomery, Craig Muirhead, Clay Golden, Robert Aguilar, Brent Graves, John Beazley, Wendy Lambert, Troy Robinett, Robert Ortolani, Michele Hreha, Aaron Parker, Mark Buleziuk, Matt Hansen, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Frederick Britton, Terry Waters, Michelle Schwartz, Francesca Ortolani, Kathy Arrington, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee~~

SELECT PORTFOLIO SERVICING, INC. (SPS)  
DUKE. GARY  
1324 OVERHILL DRIVE, GARLAND, TX 75041

CONVENTIONAL  
Firm File Number: 14-018814

FILED

**NOTICE OF TRUSTEE'S SALE**

2019 AUG 12 PM 1:22

WHEREAS, on October 25, 2006, GARY DUKE AND WIFE, KAREN K. DUKE, as Grantor(s), executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, in connection with a MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NEW CENTURY 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 200600397357, 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:

BEING LOT 1, BLOCK A, SATURN SPRINGS ESTATES, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 9, PAGE 457, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 1324 OVERHILL DRIVE  
GARLAND, TX 75041  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007- HE2  
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 [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: 09/03/2019

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 11/03/2011 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number 201100291708 with Patricia A. Vance (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for SFMC, LP dba Service First Mortgage Company mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Patricia A. Vance, securing the payment of the indebtedness in the original amount of \$108,186.00, 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.** LOT 37, BLOCK 9, OF ARAPAHO EAST NO. 2B, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 71051, PAGE 3103, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

FILED  
2019 AUG -8 PM 2:20  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY



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. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage  
3476 Stateview Blvd.  
Fort Mill, SC 29715

*Shelley Ortolani*

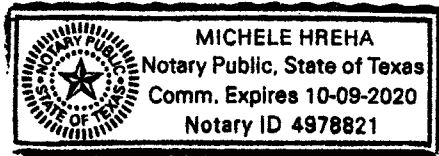
**SUBSTITUTE TRUSTEE**

Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca 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

STATE OF Texas  
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared Shelley Ortolani, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7 day of August, 2019.



*Michele Hreha*  
NOTARY PUBLIC in and for  
Dallas COUNTY  
My commission expires: 10-9-2020  
Print Name of Notary: Michele Hreha

**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 TRUSTEE'S SALE**

Notice is hereby given that on Tuesday, the 3rd day of September 2019; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the Dallas County Courthouse, 600 Commerce Dallas, Texas.

**Date of Deed of Trust:** February 14, 2019

**Grantor:** Guadalupe Monjaras and Miguel Monjaras, husband and wife

**Original Trustee named in Deed of Trust:** Tina Hill

**Original amount of Secured Indebtedness:** \$206,900.00

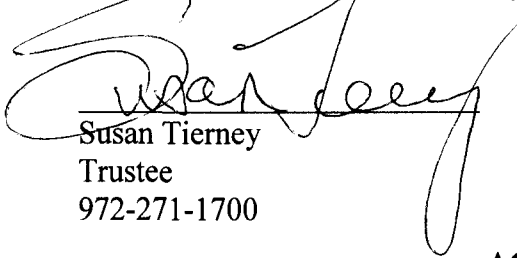
**Original Beneficiary named in Deed of Trust:** S2 Equities, LLC

**Property described in Deed of Trust:** Lot Eighteen (18), in Block One (1) of MONTCLAIR ADDITION NO. 8, an Addition to they City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 78158, Page 2864, Map Records, Dallas County, Texas .

Also known as: 5402 Brook Meadow Dr, Garland, Texas 75043

Said Deed of Trust is recorded under Clerk's File No. 201900041560 in the Deed of Trust Records of Dallas County, Texas.

EXECUTED this 13 day of August, 2019

  
Susan Tierney  
Trustee  
972-271-1700

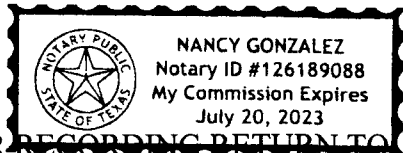
2019 AUG 13 PM 3:51  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

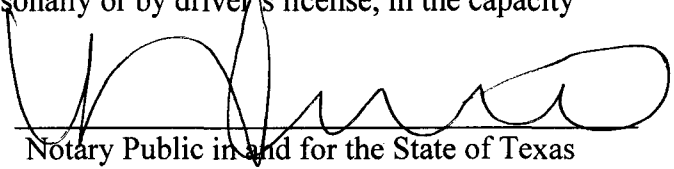
FILED

**ACKNOWLEDGMENT**

THE STATE OF TEXAS    §  
                                          §  
COUNTY OF DALLAS    §

This instrument was acknowledged before me on the 13 day of August, 2019, by Susan Tierney, known to me personally or by driver's license, in the capacity therein stated.



  
Notary Public in and for the State of Texas

~~AFTER RECORDING RETURN TO~~  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

PREPARED IN THE LAW OF:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

FILED

2019 AUG 12 AM 10:40

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ COUNTY

606 GREEN APPLE DRIVE  
GARLAND, TX 75044

00000008276230

**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 SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BLDG, 2300 BLOOMDALE RD, MCKINNEY, TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners. **This property lies in two counties, COLLIN County and DALLAS County. The property is being sold in COLLIN County.**

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 28, 2003 and recorded in Document CLERK'S FILE NO. 2003-0085631 real property records of COLLIN and DALLAS County, Texas, with RITA EPSHTEIN AND EDUARDO EPSHTEIN, grantor(s) and CONTIENENTAL AMERICAN MORTGAGE CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RITA EPSHTEIN AND EDUARDO EPSHTEIN, securing the payment of the indebtednesses in the original principal amount of \$129,450.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
55 BEATTIE PLACE  
MAILSTOP 015  
GREENVILLE, SC 29601



606 GREEN APPLE DRIVE  
GARLAND, TX 75044

00000008276230

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 RUDY GONZALEZ, MICHAEL HARRISON, PAUL BARRETT, AMANDA HINKLE, BECKY HOWELL, PHILLIP PIERCEALL, WENDY LAMBERT, LOGAN THOMAS, ASHLEE LUNA, BOB DICKERSON, DOUGLAS RODGERS, AARON PARKER, TERRY WATERS, SHAWN SCHILLER, CARY CORENBLUM, MATTHEW HANSEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, DAVID STOCKMAN 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 COLLIN / DALLAS County Clerk and caused to be posted at the COLLIN / DALLAS County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

606 GREEN APPLE DRIVE  
GARLAND, TX 75044

00000008276230

00000008276230

COLLIN and DALLAS

**EXHIBIT "A"**

BEING LOT 13, IN BLOCK 4, OF THE HILLS AT FIREWHEEL NO. 3, AN ADDITION TO THE CITY OF GARLAND, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME M, PAGE 19, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.