

NOTICE OF FORECLOSURE 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. *Property to Be Sold.* The property to be sold is described as follows:

BEING Lot 12, Block C, Ashmoore Addition, an Addition to the City of Lancaster, Dallas County, Texas according to the Map or Plat thereof recorded in Volume 99211, Page 1988, Map Records of Dallas County, Texas. (aka 1932 Crepe Myrtle St. Lancaster, Texas 75146)

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated December 1, 2011 and recorded in Document 201100339448 real property records of Dallas County, Texas.

3. *Date, Time, and Place of Sale.*

Date: 09/03/2019

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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 deed of trust. The sale shall 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Malik Muhammad and Shree Muhammad as Grantor and Neighborhood Partner, LLC as Grantee, provides that it secures the payment of the indebtedness in the original principal amount of \$175,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. NEIGHBORHOOD PARTNER, INC. is the current mortgagee of the note and deed of trust

Default and Request to Act. Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 12th day of August 2019.


Denyse Crews
Substitute Trustee

c/o Neighborhood Partner, INC., 9129 Belshire Dr. #100, North Richland Hills, TX 76182

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
FILED
2019 AUG 12 PM 2:43

SPECIALIZED LOAN SERVICING LLC (SPZ)
RICHARDSON, GLORIA
1512 CARDIGAN LANE, LANCASTER, TX 75134

CONVENTIONAL
Firm File Number: 19-033722

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 24, 2005, GLORIA RICHARDSON, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to AAMES FUNDING CORPORATION D/B/A AAMES HOME LOANS 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 9297807 Volume 2005063, Page 06634, to which reference is herein made for all purposes.

2019 AUG 12 PM 1:22
FILED
DALLAS COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

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 4, BLOCK 7 OF WELLINGTON PARK - PHASE 2B, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 99211, PAGE 1989, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 1512 CARDIGAN LANE
LANCASTER, TX 75134
Mortgage Servicer: SPECIALIZED LOAN SERVICING LLC
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2005-HE7, ASSET-BACKED CERTIFICATES, SERIES 2005-HE7
8742 LUCENT BLVD
SUITE 300
HIGHLANDS RANCH, COLORADO 80129

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 December 30, 2014 and recorded under Clerk's File No. 201500000005, in the real property records of DALLAS County Texas, with Dominick Williams, joined herein pro forma by his wife, Kassadee Dews-Williams as Grantor(s) and Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for AMCAP Mortgage LTD, dba Gold Financial Services, Its Successors and Assigns as Original Mortgagee.

Deed of Trust executed by Dominick Williams, joined herein pro forma by his wife, Kassadee Dews-Williams securing payment of the indebtedness in the original principal amount of \$320,000.00 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 Dominick Williams. Freedom Mortgage Corporation 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. Freedom Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage Corporation, is representing the Mortgagee, whose address is: 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054.

Legal Description:

LOT 2 IN BLOCK 1 OF WASHINGTON ADDITION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 2004168, PAGE 2214, MAP/PLAT 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.



4701567

2019 AUG - 8 AM 2:19
JOHN F. HANCOCK COUNTY CLERK
DALLAS COUNTY, TEXAS
PROPERTY

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. Bartee, 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. 44-17-3885

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: LOT 3, BLOCK G, LANCASTER PARK, FOURTH INSTALLMENT, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 69178, PAGE 5, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/12/2007 and recorded in Document 20070025229 real property records of Dallas County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 09/03/2019

Time: 01:00 PM

Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. 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.

5. Obligations Secured. The Deed of Trust executed by DENROY U. BRYAN SR, provides that it secures the payment of the indebtedness in the original principal amount of \$72,810.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, Donna Stockman or David Stockman, 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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

~~CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, Donna Stockman or David Stockman~~
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY

2019 AUG -8 PM 2:21

FILED

NOTICE OF TRUSTEE'S SALE

FILED

DEED OF TRUST INFORMATION:

2019 AUG -9 PM 3: 33

| | | | |
|-----------------------|---|--------------------|-------------------|
| Grantor(s) | Chervoisier Culpepper | Deed of Trust Date | February 22, 2013 |
| Original Mortgagee | Dallas Area Habitat for Humanity, Inc aka Dallas Neighborhood Alliance for Habitat | Original Principal | \$95,000.00 |
| Recording Information | Instrument #: 201300060274 in Dallas County, Texas | Original Trustee | William D. Hall |
| Property Address | 2840 Monticello, Lancaster, TX 75134 | Property County | Dallas |

MORTGAGE SERVICER INFORMATION:

| | | | |
|---------------------|---|------------------------------|---|
| Current Mortgagee | Dallas Area Habitat for Humanity, Inc aka Dallas Neighborhood Alliance for Habitat | Mortgage Servicer | Dallas Neighborhood Homes |
| Current Beneficiary | Dallas Area Habitat for Humanity, Inc aka Dallas Neighborhood Alliance for Habitat | Mortgage Servicer Address | 2800 N. Hampton Road, Dallas, TX 75212 |

SALE INFORMATION:

| | |
|------------------------------|--|
| Date of Sale | 09/03/2019 |
| Time of Sale | 01:00 PM or no later than 3 hours thereafter |
| Place of Sale | The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang County Courthouse 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 Trustees | Scott Crist, Jeremiah Hayes, Shelley Ortolani, Mary Mancuso, Michele Hreha, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Francesca Ortolani, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act |
| Substitute Trustees' Address | 5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244 |

PROPERTY INFORMATION:

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| Legal Description as per the Deed of Trust: THE PROPERTY DESCRIBED AS BEING LOT 15, IN BLOCK F, OF AMES MEADOW ADDITION, PHASE I, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2001020, PAGE 1274, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, TOGETHER WITH ALL GOODS THAT ARE OR WILL BE FIXTURES AND THAT ARE OR WILL BE LOCATED ON THE PREMISES, INCLUDING WITHOUT LIMITATION ALL AIR CONDITIONING, VENTILATING, PLUMBING, ELECTRICAL FIXTURES AND WIRING, AND REPLACEMENTS OF AND ADDITIONS TO THESE FIXTURES, ALL OF WHICH GRANTOR AGREES ARE OR WILL BE PART OF AND AFFIXED TO THE REAL ESTATE DESCRIBED IN THIS PARAGRAPH. |
|---|

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

NOTICE OF TRUSTEE'S SALE

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other 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 Deed of Trust. The sale shall not cover any part of the property that has been released 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 the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Dated August 2, 2019.



Selim H. Taherzadeh
5001 Spring Valley Road
Suite 1020W
Dallas, TX 75244
(469) 729-6800

Return to: TAHERZADEH, PLLC
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244

Property: 520 N Dallas Ave, Lancaster, TX 75146

NOTICE OF SUBSTITUTE TRUSTEE SALE

A Debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

DEED OF TRUST Date: **November 9, 2016**

Grantor: **WORLD HARVEST MINISTRIES, a Texas non-profit corporation**

Mortgage/Lender: Bank of DeSoto, N.A.
 PO Box 7777
 DeSoto, Texas 75123

Recorded in: **Office of the County Clerk Dallas County, Texas**
 Record Number 201600317523

Property/ County: 520 N Dallas Ave, Lancaster, TX 75146/Dallas County, Texas

Legal Description: See Attached Exhibit "A".

Date of Sale: **September 3, 2019**

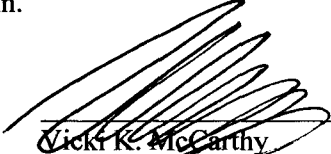
Earliest Time Sale will Begin: 10:00 A.M.

Place of Sale of Property: The area outside on the North Side of the George Allen Courts Building facing Commerce Street below the overhang or as designated by the County Commissioners.

The Substitute Trustee will sell the property by public auction to the highest bidder or Bidders 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.

The property is being sold subject to all matters which are prior to the Deed of Trust, which affect title thereto, and which are superior interest therein.

Dated: August 9, 2019


Vicki K. McCarthy
Substitute Trustee
c/o Law Office of Vicki K. McCarthy
114 South 5th Street
Midlothian, TX 76065
Telephone (972) 296-9971
Facsimile (972) 709-3181
Email: vmccar1106@aol.com

2019 AUG 12 AM 11:22
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

FILED

EXHIBIT "A"

Being Lot 9, and a portion of Lots 8 and 13, Block 76, of the Original Town of Lancaster, an addition in Dallas County, Texas, according to the Map thereof recorded in Volume 250, Page 2, Map Records, Dallas County, Texas, same being that tract of land conveyed to World Harvest Ministries, by deed recorded in Instrument No. 201200310446, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being most Westerly Northwest corner of the herein described tract, said corner being in the East line of N. Dallas Avenue (55 foot right-of-way);

THENCE East, departing said East line of N. Dallas Avenue, a distance of 170.00 feet to a 1/2 inch iron rod found for corner;

THENCE North, a distance of 89.00 feet to a 1/2 inch iron rod set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Dorothy V. Martinez, by deed recorded in Volume 2005045, Page 7392, Deed Records, Dallas County, Texas, said corner being in the South line of E. 5th Street (30 foot right-of-way);

THENCE East, along said South line of E. 5th Street, a distance of 104.16 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to C&S Lowe Properties, LLC, by deed recorded in Instrument No. 20080142449, Deed Records, Dallas County, Texas;

THENCE South, along the West line of said C&S Lowe Properties, LLC tract, a distance of 209.00 feet to a 5/8 inch Iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Matthew T. Eversole, a married person, by deed recorded in Instrument No. 201400190351, Deed Records, Dallas County, Texas, also being on the North line of Tract I of that tract of land conveyed to Adriana Nuno and Roman Medina, by deed recorded in Instrument No. 201600162283, Deed Records, Dallas County, Texas;

THENCE West, along said North line of Nuno and Medina tract, a distance of 104.16 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said Nuno and Medina tract;

THENCE South, along the West line of said Nuno and Medina tract, a distance of 51.50 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Marcial A. Medina and Selena S. Zuniga, by deed recorded in Instrument No. 201300387934, Deed Records, Dallas County, Texas;

THENCE West, along the North line of said Medina and Zuniga tract, a distance of 170.00 feet to a 1/2 inch iron rod set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Medina and Zuniga tract, and in said East line of N. Dallas Avenue;

THENCE North, along said East line of N. Dallas Avenue, a distance of 171.50 feet to the POINT OF BEGINNING, and containing 80,924 square feet or 1.17 acres of land.