

SELECT PORTFOLIO SERVICING, INC. (SPS)
SANTOS, GABRIEL AND CYNTHIA
14864 LEDGEVIEW COURT, BALCH SPRINGS, TX 75180

CONVENTIONAL
Firm File Number: 18-030030

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 19, 2004, GABRIEL SANTOS AND WIFE, CYNTHIA SANTOS, as Grantor(s), executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to 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 200402921743 Volume 2004111, Page 08109, 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, June 5, 2018 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, I 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 17, BLOCK J, SPRING RIDGE PHASE ONE, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2002212, PAGE 143, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 14864 LEDGEVIEW COURT
BALCH SPRINGS, TX 75180
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY ABS CAPITAL I INC. TRUST 2004-NC7, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2004-NC7
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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.



SUBSTITUTE TRUSTEE
Shelley Ortolani, Michele Hreha, Robert Ortolani 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.

FILED
MAY 14 PM 2:18
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2018 MAY -8 PM 12: 12

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:
DONNY WARREN
COUNTY CLERK
DALLAS COUNTY

BY ~~Grantor~~ DEPUTY

WHEREAS, L.C.L. Enterprises, Inc., a Texas corporation (the "*Grantor*"), executed a Deed of Trust dated March 28, 2016 and recorded April 5, 2016 in the Official Public Records of Dallas County, Texas (the "*Records*") as Instrument No. 201600088188 (together with all other renewals, extensions, and modifications, the "*Deed of Trust*");

WHEREAS, the Grantor, pursuant to the Deed of Trust, conveyed to Gregory M. Jewell (the "*Original Trustee*") for the benefit of First-Citizens Bank & Trust Company (the "*Beneficiary*"), its successors and assigns, all of the real property, personal property, and all other premises described and referred to in the Deed of Trust (the "*Mortgaged Property*"), including the following described property located in Dallas County, Texas:

Lot 4, Block 2, R.J. Crumpton Subdivision, an Addition to the City of Balch Springs, Dallas County, Texas, according to the Map or Plat recorded in Volume 9, Page 377, Map Records of Dallas County, Texas, and being commonly known as 12010 Crumpton Dr., Balch Springs, TX 75180.

WHEREAS, the Deed of Trust secures payment of that certain Promissory Note dated March 28, 2016, executed by the Grantor, as Borrower, and payable to the order of Beneficiary, in the original principal sum of FIVE HUNDRED THIRTY FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$535,500.00) (together with all other renewals, extensions, and modifications, the "*Note*");

WHEREAS, the Beneficiary is the current legal owner and holder of the indebtedness secured by the Deed of Trust (the "*Indebtedness*") and Beneficiary, at its option, from time to time, and more than once, may appoint in writing a successor or substitute trustee, with or without cause, including the resignation, absence, death, inability, refusal or failure to act of the trustee under the Deed of Trust, and any such successor or substitute trustee may be appointed without ever requiring the resignation of the former trustee and without any formality except the execution and acknowledgement of the appointment by the Beneficiary, and once appointed any such successor or substitute trustee shall then succeed to all

rights, obligations and duties conferred upon the Original Trustee in the Deed of Trust and by applicable law;

WHEREAS, the Beneficiary has named, constituted and appointed in writing BRADLEY E. RAUCH, a resident of Harris County, Texas, and also ZACHARY SCHNEIDER, a resident of Harris County, Texas, and OLYN POOLE, a resident of Tarrant County Texas, each as Substitute Trustee, and each with the power to act independently (and without the joinder of the others) under and by virtue of the Deed of Trust and to hold, possess and execute all of the rights, obligations and duties conferred upon the Original Trustee in the Deed of Trust and by applicable law;

WHEREAS, Grantor has defaulted in the payment of the Indebtedness, notice has been given to the Grantor by certified mail, return receipt requested, stating that Grantor is in default, and the Grantor was given an opportunity to cure the default prior to acceleration of the Indebtedness, but the Grantor has failed to cure such default(s);

WHEREAS, acceleration of maturity and demand have been made upon the Grantor for payment of the Indebtedness, and/or have been waived, and/or have occurred;

WHEREAS, the proceeds of the Note were used for commercial purposes, and the Mortgaged Property was not to be used by the debtor for residential purposes;

WHEREAS, the Beneficiary has called upon and requested either or any of Bradley E. Rauch, Zachary Schneider, or Olyn Poole, as Substitute Trustees, to perform the Trustee's duties under the Deed of Trust and to post, mail and file, or have posted, mailed, and filed, notice and to sell the Mortgaged Property without prejudice and without creating an election not to proceed against any other collateral securing the obligations of the Grantor to the Beneficiary, and without waiving any rights or remedies which the Beneficiary has against the Grantor or any other parties obligated for payment of the Indebtedness;

NOW, THEREFORE, the undersigned Substitute Trustee, at the request of the Beneficiary, hereby gives notice that after due posting of this Notice as required by the Deed of Trust and law, a Substitute Trustee will sell on **June 5, 2018** (that being the first Tuesday of said month) at public auction

to the highest bidder for cash, at the north side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, facing Commerce Street below the overhang, said location having been designated by the County Commissioners' Court of Dallas County, Texas as more particularly described in Court Order No. 2009 0463 (or such other location as may be designated by said County Commissioners' Court), the sale to begin no earlier than 10:00 o'clock a.m. and no later than three (3) hours after such time, the Mortgaged Property, including without limitation, all personal property described in the Deed of Trust, owned by the Grantor, Grantor's heirs, legal representatives, successors and assigns, and originally covered by the Deed of Trust, whether or not herein specifically described.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR HOLDERS OF SAID INDEBTEDNESS, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE BENEFICIARY NOR THE TRUSTEE OR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER(S).

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.

THE NEXT PAGE IS THE SIGNATURE PAGE

WITNESS BY HAND this 4th day of May, 2018.

Zachary Schneider, Trustee

COUNTY OF HARRIS §
STATE OF TEXAS §
 §

This document was acknowledged before me on this, the 4th day of May, 2018, by Zachary Schneider, Trustee.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Name and Addresses of Substitute Trustees:

Mr. Bradley E. Rauch
Hirsch & Westheimer, P.C.
1415 Louisiana, 36th Floor
Houston, Texas 77002

Mr. Zachary Schneider
Hirsch & Westheimer, P.C.
1415 Louisiana, 36th Floor
Houston, Texas 77002

Mr. Olyn Poole
Decker Poole, PLLC
6400 Ridglea Pl, Suite 101
Fort Worth, Texas 76116

AFTER RECORDING, PLEASE RETURN TO:

Zachary Schneider
Hirsch & Westheimer, P.C.
1415 Louisiana, 36th Floor
Houston, TX 77002-2772



rights, obligations and duties conferred upon the Original Trustee in the Deed of Trust and by applicable law;

WHEREAS, the Beneficiary has named, constituted and appointed in writing BRADLEY E. RAUCH, a resident of Harris County, Texas, and also ZACHARY SCHNEIDER, a resident of Harris County, Texas, and OLYN POOLE, a resident of Tarrant County Texas, each as Substitute Trustee, each with the power to act independently (and without the joinder of the others) under and by virtue of the Deed of Trust and to hold, possess and execute all of the rights, obligations and duties conferred upon the Original Trustee in the Deed of Trust and by applicable law;

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Zachary Schneider, Trustee

COUNTY OF HARRIS §
STATE OF TEXAS §
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THE STATE OF TEXAS

Name and Addresses of Substitute Trustees:

Mr. Bradley E. Rauch
Hirsch & Westheimer, P.C.
1415 Louisiana, 36th Floor
Houston, Texas 77002

Mr. Zachary Schneider
Hirsch & Westheimer, P.C.
1415 Louisiana, 36th Floor
Houston, Texas 77002

Mr. Olyn Poole
Decker Poole, PLLC
6400 Ridglea Pl, Suite 101
Fort Worth, Texas 76116

AFTER RECORDING, PLEASE RETURN TO:

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Houston, TX 77002-2772

