

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

BY _____
JOHN F. WARREN
COUNTY CLERK,
DALLAS COUNTY
DEPUTY
2018 MAY 14 PM 12:11

FILED

TS No TX07000138-14-2S

APN 220748500D0120000

TO No 180075541-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 1, 2012, ELI JACOBS AND PEDRA L JACOBS, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of STEVE HOLMES LAW FIRM, P.C. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for R.H. LENDING, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$266,091.00, payable to the order of First Guaranty Mortgage Corporation as current Beneficiary, which Deed of Trust recorded on October 3, 2012 as Document No. 201200293614 in Dallas County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 220748500D0120000

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **First Guaranty Mortgage Corporation**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



4652045

TS No TX07000138-14-2S

APN 220748500D0120000

TO No 180075541-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, June 5, 2018 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Dallas County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and First Guaranty Mortgage Corporation's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and First Guaranty Mortgage Corporation's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 26th day of March 2018

Inchibe RSM
By: Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas
Substitute Trustee(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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000138-14-2S

APN 220748500D0120000

TO No 180075541-TX-RWI

EXHIBIT "A"

LOT 12, IN BLOCK D, OF FIFTH SECTION OF GREENBRIAR ESTATES, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81073, PAGE 1048, PLAT RECORDS, DALLAS COUNTY, TEXAS.

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.

FILED
2018 MAY 14 PM 12:11
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

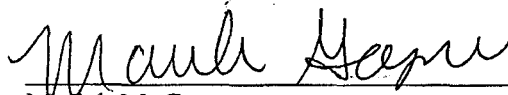
Date of Security Instrument: March 14, 2016
Grantor(s): Juan Antonio Rios
Original Mortgagee: M.R. Cavenee, Ltd. with Conrad Properties, LLC acting in the capacity as Loan Servicer
Recording Information: Instrument No. 201600071321, Official Public (Deed) Records of Dallas County, Texas.
Current Mortgagee: M.R. Cavenee, Ltd.

Mortgage Servicer: Pursuant to any Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to any 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.

Date of Sale: June 5, 2018
Time of Sale: 1:00 p.m. or not later than three hours after that time.
Place of Sale: THE OUTSIDE AREA ON THE NORTHSIDE 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

Legal Description of property to be sold:
BEING LOT 10, BLOCK H, OF WINONA GARDENS, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19, PAGE 15 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

Terms of sale: Cash



Mariah M. Gagnon
Attorney for Mortgagee
PRATT AYCOCK, LTD.
1124 Glade Road, Suite 100
Colleyville, Texas 76034

After recording return to:

PRATT AYCOCK, LTD.
Attn: Mariah M. Gagnon
1124 Glade Road, Suite 100
Colleyville, Texas 76034

Our File Number: 18-00466

Name: MILTON L SCURLOCK, TO BE DETERMINED IN ESCROW

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 10, 2012, MILTON L SCURLOCK, TO BE DETERMINED IN ESCROW, executed a Deed of Trust/Security Instrument conveying to ROY C. JOHNSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR USF MORTGAGE, INC., its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201200377246, 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, JUNE 5, 2018**, 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 County Courthouse 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 33, BLOCK F, OF FLAME EAST, INSTALLMENT NO. 2, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42, PAGE 221, PLAT RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 339 ROYAL AVENUE
DUNCANVILLE, TX 75137-2429

Mortgage Servicer: LOANCARE, LLC

Noteholder: MID AMERICA MORTGAGE, INC., AN OHIO CORPORATION
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

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 14 day of May, 2018.

Michelle Schwartz by Donna Stockman

Guy Wiggs, David Stockman, Brenda Wiggs,
Donna Stockman, Denise Boerner, Tim Lewis,
Russell Stockman, Rick Snoko, Michelle
Schwartz, Kathy Arrington, Substitute Trustees

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

BY _____
DEPUTY

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2018 MAY 14 PM 12:09

FILED

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: June 05, 2018

Time: The sale will begin at 10:00AM 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 April 11, 2002 and recorded in Document VOLUME 2002079, PAGE 07444 real property records of DALLAS County, Texas, with CALVIN F. PRUITT, grantor(s) and CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CALVIN F. PRUITT, securing the payment of the indebtednesses in the original principal amount of \$136,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.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. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.
2626 WEST FREEWAY BUILDING B
FORT WORTH, TX 76102

MICHAEL HARRISON, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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.

Declarant's Name:

Date:

2018 MAY 14 PM 12:09
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

FILED



NOS0000006963763

0000006963763

DALLAS

EXHIBIT "A"

BEING LOT 16, IN BLOCK 50 OF IRWIN KEASLER DEVELOPMENT, RED BIRD UNIT #6, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 19, PAGE 259 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000006963763

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: June 05, 2018

Time: The sale will begin at 10:00AM 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 August 03, 2011 and recorded in Document CLERK'S FILE NO. 201100202592 real property records of DALLAS County, Texas, with LORENE ALLEN AND HERBERT J CHOYCE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LORENE ALLEN AND HERBERT J CHOYCE, securing the payment of the indebtednesses in the original principal amount of \$147,183.00, 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

MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, BRETT BAUGH, JOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, ROBERT AGUILAR, BRENT GRAVES, WENDY LAMBERT, TROY ROBINETT, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN THOMAS

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____

FILED
2018 MAY -7 PM 3:08
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY



NOS0000007437270

00000007437270

DALLAS

EXHIBIT "A"

LOT 6, BLOCK B, IN THE MEADOWS AT DANIEL FARMS, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2005134, PAGE 118, PLAT RECORDS, DALLAS COUNTY, TEXAS.



NOS00000007437270

NOTICE OF TRUSTEE'S SALE

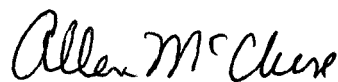
WHEREAS, On September 10, 2014, Maria Berenice Ramirez and Marie De La Luz Hernandez-Turrubiartes executed a Deed of Trust conveying to ALLEN MC CLURE as Trustee, the real estate herein described, to secure LLGEE, INC. in the payment of a debt therein described, said Deed of Trust being recorded as Document 201400242475, in the Deed of Trust Records of Dallas County, Texas; and

WHEREAS, Default has occurred under the Deed of Trust and the same is now wholly due, and the owner and holder of said debt has requested the Trustee to sell said property to satisfy said indebtedness;

Property to be sold in "as is" condition subject to any prior liens, outstanding taxes (if any), and other exceptions to conveyance and warranty in the Deed of Trust.

NOW, THEREFORE, notice is hereby given that on Tuesday, June 5, 2018, at 10:00 o'clock a.m. or within three hours thereafter, I will sell said real estate under the outside overhang on the North side of the George Allen Courts Building located at 600 Commerce Street in Dallas, Texas to the highest bidder for cash. Said real estate being located in Dallas County, Texas and being described as follows: Being Lot 6, Block 4 of WESTWOOD ADDITION, THIRD SECTION, an Addition to the City of Duncanville, Dallas County, Texas, according to the Plat thereof recorded in Volume 70186, Page 2484, Map Records of Dallas County, Texas.

Witness my hand this 2nd day of May, 2018.



Allen McClure
Trustee
8710 Greenville Ave.
Dallas, Texas 75243

BY _____ DEPUTY

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2018 MAY -3 PM 2:35

FILED

Notice of Foreclosure Sale

Date: 5-14-2018

Type of Security

Instrument: Deed of Trust

Date of Instrument: 11-1-2016

Grantor(s): LaCalvin Willis

Trustee: J. Michael Ferguson

Beneficiary: NPOT Partners, I, LP

County of Property: Dallas

Recording Information: Deed of Trust is recorded in Index No. 201600315257 of the Real Property Records of Dallas County, Texas.

Property Description: Lot 11, Block N, River Oaks Addition, an Addition to the City of Duncanville, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 39, Page 67, Map Records of Dallas County, TX.

(More Commonly Known as 322 Linkview Drive, Duncanville, Texas 75137)

Note:

Date of Note: 11-1-2016

Amount: \$93,000.00

Debtor(s): LaCalvin Willis

Holder: NPOT Partners, I, LP


Date of Sale of Property: 6-5-2018

**Earliest Time of Sale
of Property:**

The sale shall begin no earlier than 10:00:00 AM and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: East Steps of Courthouse or place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Deed of Trust, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above and within three hours after that time.



J. Michael Ferguson, Trustee
62 Main St., Suite 310
Colleyville, Texas 76034
(817) 267-1008 Phone
(817) 485-1117 Fax
Email: mike@jmichaelferguson.com

FILED

2018 MAY 15 PM 3:23

**JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY**

BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/14/2012

Grantor(s)/Mortgagor(s):
DAVID HERRERA AND LINDA HERRERA,
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Current Beneficiary/Mortgagee:
Specialized Loan Servicing LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201200089309

Property County:
DALLAS

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing
the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
8742 Lucent Blvd Suite 300,
Highlands Ranch, CO 80129-2302

Legal Description: LOT 8, IN BLOCK B, OF SECOND INSTALLMENT, PRESIDENTIAL ESTATES, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73074, PAGE 1468, MAP RECORDS, DALLAS COUNTY, TEXAS.

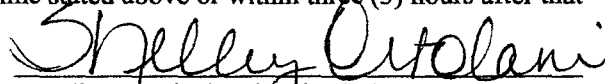
Date of Sale: 6/5/2018

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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):
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.


Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani
or Cole D. Patton
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2018 MAY 15 AM 9:38

MH File Number: TX-15-26688-FC
Loan Type: FreddieMac

FILED

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/16/2002
Grantor(s): CINDY T. PITMAN AND SPOUSE, BEATCHER L. PITMAN III
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR THE LENDING PARTNERS, L.L.C., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$90,187.00
Recording Information: Book 2002100 Page 05803 Instrument 1838373
Property County: Dallas
Property: LOT 1, BLOCK F, OF MERRIBROOK PARK, INSTALLMENT NO. 4, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 67163, PAGE 5, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
Reported Address: 304 MEMORY LANE, DUNCANVILLE, TX 75116

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of June, 2018
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG 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 Trustee(s): Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. 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 of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

BY
DEPUTY
DALLAS COUNTY
JOHN F. WARREN
COUNTY CLERK
2018 MAY 10 PM 4:06

FILED