

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: BEING LOT 6, IN BLOCK C/8682, OF FOX HOLLOW, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 88132, PAGE 1364, PLAT RECORDS OF DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/17/2009 and recorded in Document 200900310566 real property records of Dallas County, Texas. Re-filed in Document 201500135476 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: 06/05/2018

Time: 10:00 AM

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.

5. Obligations Secured. The Deed of Trust executed by TERRY CARTER AND DOUGLAS N DANDRIDGE, provides that it secures the payment of the indebtedness in the original principal amount of \$129,499.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ocwen Loan Servicing, LLC c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 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 JOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, BRENT GRAVES, WENDY LAMBERT, TERRY WATERS, MATTHEW HANSEN, SHAWN SCHILLER, LOGAN THOMAS, GUY WIGGS, RUSSELL STOCKMAN, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHAEL D. VESTAL, WES WEBB, MICHAEL W. ZIENTZ, L. KELLER MACKIE, CARL NIENDORFF, TRACEY MIDKIFF, 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.

[Signature]

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

[Signature]

JOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, BRENT GRAVES, WENDY LAMBERT, TERRY WATERS, MATTHEW HANSEN, SHAWN SCHILLER, LOGAN THOMAS, GUY WIGGS, RUSSELL STOCKMAN, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHAEL D. VESTAL, WES WEBB, MICHAEL W. ZIENTZ, L. KELLER MACKIE, CARL NIENDORFF, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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 County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2018 MAY 15 AM 9:55

FILED

FILED

NOTICE OF TRUSTEE'S SALE

2018 MAY 15 AM 9:55

**JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY**

Date: May 11, 2018
Lender: Roy Lafuente
Note: Promissory Note in the original principal amount of \$15,220.00, dated December 21, 2015, executed by Rosellia Rodriguez

Second Lien Deed of Trust:

Date: December 21, 2015
Grantor: Rosellia Rodriguez and Saturnino Hernandez Fuentez
Lender: DHLC Mortgage, LLC
Recording Information: Recorded on December 30, 2015, under Instrument No. 201500342335 of the Official Public Records of DALLAS County, Texas.
Appointed Substitute Trustees: Stephen Christy
Substitute Trustee's Address: Law Offices of Stephen C. Christy, P.C.
Attn: Stephen Christy
5720 Marquita Ave., Suite 3
Dallas, Texas 75206

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.

Property: Lot 10, Block K/6265, of GLENCREST PARK ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 38, Page 33, of the Map Records of Dallas County, Texas; more commonly known as 7821 Olusta Dr., Dallas, Texas.

County: Dallas County
Date of Sale: June 5, 2018
Time of Sale: 1:00 p.m.

Place of Sale: At the north side of the George Allen Courts Building, located at 600 Commerce Street, Dallas, Texas 75202 facing Commerce Street below the overhang, or as otherwise designated by the County Commissioners.

Lender has appointed the substitute trustees identified herein under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

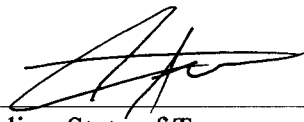
The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

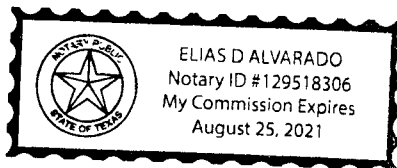

STEPHEN C. CHRISTY, TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this the 11th day of May, 2018, by STEPHEN C. CHRISTY, in his capacity as Trustee.

My commission expires:
8.25.21


Notary Public - State of Texas
Elias Alvarado
Print or type name of Notary



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/10/1999

Original Beneficiary/Mortgagee:
FT MORTGAGE COMPANIES D/B/A
SUNBELT NATIONAL MORTGAGE, A
KANSAS CORPORATION

Recorded in:
Volume: 99112
Page: 05028
Instrument No: 611809

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current
Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
ANGELA L. REED, AN UNMARRIED
PERSON AND WINDRELL C. WOOD, AN
UNMARRIED PERSON

Current Beneficiary/Mortgagee:
U.S. Bank National Association, as Trustee,
successor in interest to Bank of America,
National Association as Trustee as successor by
merger to LaSalle Bank National Association as
Trustee for certificateholders of EMC Mortgage
Loan Trust 2003-A, Mortgage Loan Pass-
Through Certificates, Series 2003-A

Property County:
DALLAS

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

Legal Description: LOT 26 IN BLOCK 1 OF SINGING HILLS NO. THREE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 44, PAGE 179, MAP RECORDS, DALLAS COUNTY, TEXAS.

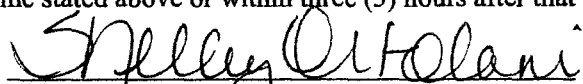
Date of Sale: 6/5/2018

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-10-07726-CM
Loan Type: Conventional Residential

FILED

FILED

**NOTICE OF ACCELERATION AND
NOTICE OF SUBSTITUTE TRUSTEE'S SALE** 2018 MAY 15 AM 9:38

NOTE AND DEED OF TRUST INFORMATION:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Note: Real Estate Lien Note

Deed of Trust: Deed of Trust and Security Agreement dated August 7, 2017, filed in Document No. 201700246345 of the Official Public Records of Dallas County, Texas.

Date of Note and Deed of Trust: August 7, 2017

Grantor: K&B Consulting Group, Inc.

Original Mortgagee: Noble Capital Servicing, LLC

Original Principal Amount of Note: \$336,000.00

Recording Information: Document No. 201700246345 of the Official Public Records of Dallas County, Texas

Property County: Dallas County, Texas

Property: Two lot(s) located at 1023 & 1025 Madison Avenue, Dallas, Dallas County, Texas 75208, and more particularly described in the attached **Exhibit "A"** which is incorporated herein verbatim.

Additional Property: All improvements, fixtures, materials, supplies, equipment, apparatus, and other items owned by Grantor and attached to, installed in or used in connection with the Property and such other personal property described as Mortgaged Property pursuant to the Deed of Trust.

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: SGIA Residential Bridge Loan Venture V LP and Noble Capital Servicing, LLC

Mortgage Servicer: NOBLE CAPITAL SERVICING, LLC



Current Beneficiary: SGIA Residential Bridge Loan Venture V LP and Noble Capital Servicing, LLC
Mortgage Servicer
Address: 8200 N. MoPac Expressway, Suite 320
Austin, Texas 78759

SALE INFORMATION:

Date of Sale: June 5, 2018
Time of Sale: 1:00 P.M. or within three hours thereafter.
Place of Sale: The Property has been scheduled for foreclosure sale on Tuesday, June 5, 2018, between the hours of 10:00 A.M. and 4:00 P.M. at THE OUTSIDE AREA ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG. If the proceeding area is no longer the designated area, the place of sale will be at the area most recently designated by the Dallas County Commissioner's Court (pursuant to §§51.002(h) of the TEX. PROP. CODE ANN.). This sale shall commence at 1:00 P.M. or within three hours thereafter. The property will be sold to the highest bidder for cash.
Substitute Trustee: Shelley Ortolani or Mary Mancuso or Michele Hreha or Francesca Ortolani or Robert Ortolani or Michelle Schwartz or Guy Wiggs or David Stockman or Brenda Wiggs or Denise Boerner or Donna Stockman or Tim Lewis or Kathy Arrington
Substitute Trustee Address: ServiceLink Agency Sales and Posting, LLC
1320 Greenway Drive, Suite 300
Irving, TX 75038

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

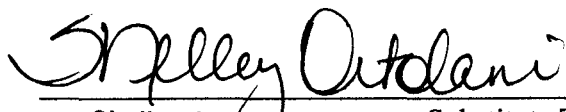
WHEREAS, the original Trustee, Kareem Hajjar, and any previously appointed Substitute Trustees have been removed and Shelley Ortolani or Mary Mancuso or Michele Hreha or Francesca Ortolani or Robert Ortolani or Michelle Schwartz or Guy Wiggs or David Stockman or

Brenda Wiggs or Denise Boerner or Donna Stockman or Tim Lewis or Kathy Arrington have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned 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. Shelley Ortolani or Mary Mancuso or Michele Hreha or Francesca Ortolani or Robert Ortolani or Michelle Schwartz or Guy Wiggs or David Stockman or Brenda Wiggs or Denise Boerner or Donna Stockman or Tim Lewis or Kathy Arrington, 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 Grantors 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 purchasers 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.
5. **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.**



Shelley Ortolani, Substitute Trustee

EXHIBIT "A"
LEGAL DESCRIPTION

Two lot(s) located at 1023 & 1025 Madison Avenue, Dallas, Dallas County, Texas 75208, and more particularly described as follows:

A 0.17 ACRE TRACT OF LAND BEING A PORTION OF LOTS 7 AND 8, BLOCK 14/3336, MILLER AND STEMMONS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 25, MAP RECORDS OF DALLAS COUNTY, TEXAS, BEING FURTHER DESCRIBED BY DEED RECORDED IN VOLUME 87129, PAGE 1955, DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a pipe found in the westerly R.O.W. line of Maison Ave. (A/K/A N. Madison Ave., an 80' R.O.W.) for the southeast corner of the herein described tract, the northeast corner of a called 0.172 acre tract as deeded to Sonick, LLC in Doc. No. 20080344984, Official Public Records of Dallas County, Texas;

THENCE along the northerly line of said Sonick Tract, same being the south line of the herein described tract, S 89°24'22" W, 150.84 feet (called West, 150.00 feet) to a ½" iron rod found for the southwest corner of the herein described tract, the northwest corner of said Sonick Tract, a point in the easterly R.O.W. line of a 12' alley;

THENCE along said R.O.W., same being the west line of the herein described tract, North, 50.00 feet to a point of reference for the northwest corner of the herein described tract, the southwest corner of a tract known as a portion of Lot 7, as deeded to Emilio Chibli and Ana Chibli in Vol. 2001182, Pg. 6517, Deed Records of Dallas County, Texas;

THENCE along the south line of said Chibli Tract, same being the north line of the herein described tract, N 89°24'22" E, 150.84 feet (East, 150.00 feet) to a point of reference for the northeast corner of the herein described tract, the southeast corner of said Chibli Tract, a point in the westerly R.O.W. line of said Madison Ave.;

THENCE along said R.O.W., same being the east line of the herein described tract, South, 50.00 feet to the **POINT OF BEGINNING** and containing 0.17 acres, more or less.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/03/2004
Grantor(s): JEWEL TAYLOR, A MARRIED PERSON AND JAQUELINE TAYLOR SIGNING PRO
FORMA TO PERFECT THE LIEN ONLY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE
FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS
AND ASSIGNS
Original Principal: \$112,113.00
Recording Information: Book 2004114 Page 18061 Instrument 2930654
Property County: Dallas
Property: BEING LOT 28, BLOCK F/8606 OF THE WOODS, SIXTH SECTION, AN ADDITION TO
THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 77054, PAGE 991, MAP RECORDS, DALLAS
COUNTY, TEXAS, AND ACCORDING TO THE CERTIFICATE OF CORRECTION
RECORDED IN VOLUME 77082 AT PAGES 2048 AND 2052, DEED RECORDS,
DALLAS COUNTY, TEXAS.
Reported Address: 7254 CLOVERGLEN DRIVE, DALLAS, TX 75249

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, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
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.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2018 MAY -3 PM 2:34

FILED

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 02/24/2012
Grantor(s): CASSANDRA WOLF, SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$340,000.00
Recording Information: Instrument 201200060195
Property County: Dallas
Property: BEING LOT 10, IN BLOCK 10/1890, OF BELMONT ADDITION, AN ADDITION TO
THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED
IN VOLUME 124, PAGE 16, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
Reported Address: 5838 PALO PINTO AVENUE, DALLAS, TX 75206

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, Terry Waters,
Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, 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, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, 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, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, 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
COUNTY CLERK
JOHN F. WARREN
2018 MAY 10 PM 4:05
FILED

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/09/2004
Grantor(s): DEBORAH A. JOHNSON, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR JUDITH O. SMITH MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$54,891.00
Recording Information: Book 2004182 Page 10140 Instrument 3063903
Property County: Dallas
Property: LOT 11-A, BLOCK 6/7573, OF OLDE FARM ESTATES NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN VOLUME 69133, PAGE 9, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
Reported Address: 246 BETTYRAE WAY, DALLAS, TX 75232

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: BANK OF AMERICA, N.A
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: BANK OF AMERICA, N.A
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

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): Shelley Ortolani or Mary Mancuso or Robert Ortolani or Michele Hreha or Russell Stockman or David Stockman or Brenda Wiggs or Denise Boerner or Guy Wiggs or Donna Stockman or Lori McCarty or Tim Lewis, 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 Shelley Ortolani or Mary Mancuso or Robert Ortolani or Michele Hreha or Russell Stockman or David Stockman or Brenda Wiggs or Denise Boerner or Guy Wiggs or Donna Stockman or Lori McCarty or Tim Lewis, 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. Shelley Ortolani or Mary Mancuso or Robert Ortolani or Michele Hreha or Russell Stockman or David Stockman or Brenda Wiggs or Denise Boerner or Guy Wiggs or Donna Stockman or Lori McCarty or Tim Lewis, 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
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
2018 MAY 10 PM 4:05

FILED

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/28/2004
Grantor(s): L.H. HAYES AND CECILIA ANN HAYES, HUSBAND AND WIFE
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$109,500.00
Recording Information: Book 2005-006 Page 03440 Instrument 3200445
Property County: Dallas
Property: BEING LOT 11A, BLOCK 6/4893 OF HORIZON ESTATES, FOURTH SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT OF THE REVISION OF A PORTION OF THE THIRD AND FOURTH SECTIONS OF HORIZON ESTATES, THEREOF RECORDED IN VOLUME 42, PAGE 115, MAP RECORDS, DALLAS COUNTY, TEXAS.
Reported Address: 2222 52ND STREET, DALLAS, TX 75216

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Current Beneficiary: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

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): Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, 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 Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, 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. Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Francesca Ortolani, 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.

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

CAUSE NO. DC-17-04780

IN RE: ORDER FOR FORECLOSURE
CONCERNING 2222 52ND STREET,
DALLAS, TX 75216 UNDER TEX. R.
CIV. PROC. 736

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IN THE DISTRICT COURT

PETITIONER:

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY

DALLAS COUNTY, TEXAS

RESPONDENT(S):

CECILIA ANN HAYES, L.H. HAYES,
DECEASED

160TH DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address of each Respondent subject to this order is:

Cecilia Ann Hayes, whose last known address is 2222 52nd St. Dallas, TX 75216;

L.H. Hayes, Deceased, whose last known address is 2222 52nd St, Dallas, TX 75216;

David Chisolm Jr, heir-at-law to Cecelia Ann Hayes and L.H. Hayes, who has an interest in the Property pursuant to Texas Estates Code Sections 201.001 (*et.seq.*), and whose last known address is 1636 11TH Fairway Dr Belleville, IL 622220;

Bertam Chisolm, heir-at-law to Cecelia Ann Hayes and L.H. Hayes, who has an interest in the Property pursuant to Texas Estates Code Sections 201.001 (*et.seq.*), and whose last known address is 8900 Hammett Ave Norfolk, VA 23503;

Cometrice Chisolm, heir-at-law to Cecelia Ann Hayes and L.H. Hayes, who has an interest in the Property pursuant to Texas Estates Code Sections 201.001 (*et.seq.*), and whose last known address is C/O

William P Hobby Unit Prison SID 03868961 742 FM 712 Marlin, TX 76661-4685;

Daanya Denson, heir-at-law to Cecelia Ann Hayes and L.H. Hayes, who has an interest in the Property pursuant to Texas Estates Code Sections 201.001 (*et.seq.*), and whose last known address is 8900 Hammett Ave. Norfolk, VA 23503;

Clatonya Hayes heir-at-law to Cecelia Ann Hayes and L.H. Hayes, who has an interest in the Property pursuant to Texas Estates Code Sections 201.001 (*et.seq.*), and whose last known address is 100 N Maple St Kermit, TX 79745;

Ezzard Hayes, heir-at-law to Cecelia Ann Hayes and L.H. Hayes, who has an interest in the Property pursuant to Texas Estates Code Sections 201.001 (*et.seq.*), and whose last known address is 1309 Clark St Greenville, TX 75401;

Kevin Hayes, heir-at-law to Cecelia Ann Hayes and L.H. Hayes, who has an interest in the Property pursuant to Texas Estates Code Sections 201.001 (*et.seq.*), and whose last known address is 2222 52ND St Dallas, TX 75216;

Richard Hayes, heir-at-law to Cecelia Ann Hayes and L.H. Hayes, who has an interest in the Property pursuant to Texas Estates Code Sections 201.001 (*et.seq.*), and whose last known address is 734 Ashgrove Ln Charlotte NC 28270;

Vic Hayes, heir-at-law to Cecelia Ann Hayes and L.H. Hayes, who has an interest in the Property pursuant to Texas Estates Code Sections 201.001 (*et.seq.*), and whose last known address is 1636 11TH Fairway Dr Belleville, IL 62220;

Eric Jones, heir-at-law to Cecelia Ann Hayes and L.H. Hayes, who has an interest in the Property pursuant to Texas Estates Code Sections 201.001 (*et.seq.*), and whose last known address is 2817 Edgar St Greenville, TX 75401;

Sacresha Jordan, heir-at-law to Cecelia Ann Hayes and L.H. Hayes, who has an interest in the Property pursuant to Texas Estates Code Sections 201.001 (*et.seq.*), and whose last known address is 2425 Katy Flewellen, Rd Apt 802 Katy, TX 77494;

Karen Medlock, heir-at-law to Cecelia Ann Hayes and L.H. Hayes, who has an interest in the Property pursuant to Texas Estates Code Sections 201.001 (*et seq.*), and whose last known address is 1325 Toltec Dr Dallas, TX 75232 and

Byron Redmond heir-at-law to Cecelia Ann Hayes and L.H. Hayes, who has an interest in the Property pursuant to Texas Estates Code Sections 201.001 (*et seq.*), and whose last known address is 1708 King St Greenville, TX 75401. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 2222 52nd Street, Dallas, TX 75216 with the following legal description:

BEING LOT 11A, BLOCK 6/4893 OF HORIZON ESTATES, FOURTH SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT OF THE REVISION OF A PORTION OF THE THIRD AND FOURTH SECTIONS OF HORIZON ESTATES, THEREOF RECORDED IN VOLUME 42, PAGE 115, MAP RECORDS, DALLAS COUNTY, TEXAS.

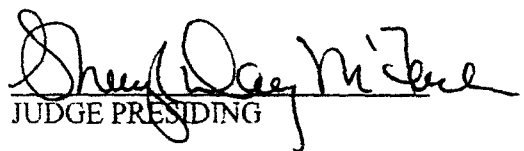
4. The lien to be foreclosed is indexed or recorded at Volume: 2005-006, Page: 03440, Instrument Number: 3200445 and recorded in the real property records of Dallas County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. The court having reviewed the report of the duly appointed Attorney Ad Litem, Adrea

Stoller, hereby adopts the facts in the report. The fees of \$2,735.00 are approved by the court to be charged to Petitioner as part of a cost of court to be paid within 30 days.

8. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

9. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 30 day of April, 2018.


JUDGE PRESIDING