

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 1ST day of APRIL, 2014, ULISES RAMIREZ-MARTINEZ and MARIA MERCEDES RIVERA-LEON executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure KINGSFORD HOUSING, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 201400086919 of the Deed of Trust 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 of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 2ND day of MAY, 2024, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courthouse, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 8, BLOCK E/8261, OF COLLEGE PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 320, PAGE 21, MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOW AS 4234 LELAND COLLEGE DRIVE, DALLAS, TEXAS.

WITNESS MY HAND, the 27 day of MARCH, 2023.



DARRIN W. STANTON, TRUSTEE

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2024 MAR 27 PM 1:41

FILED

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on May 10, 2019, OSCAR BARRARZA and MAYRA BARRAZA ESCOBAR, as tenants in common, executed a Deed of Trust conveying to ASHLEIGH RENFRO, Trustee, the Real Estate hereinafter described, to secure JESUDA CONSTRUCTION LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201900124355, of the Deed of Trust Records of Dallas County, Texas; and

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; and

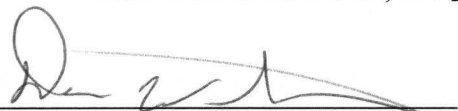
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 2nd day of MAY, 2024, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 17, BLOCK F/7572, OF POLK TERRACE HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS; ACCORDING TO THE PLAT RECORDED IN VOLUME 47, PAGE 107, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 614 EDGEDALE DRIVE, DALLAS, TEXAS.

WITNESS MY HAND, this 27 day of March, 2024.



DARRIN W. STANTON, Substitute Trustee

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
2024 MAR 27 PM 1:41

FILED

FILED

2024 MAR 28 AM 11:34

Notice of Substitute Trustee Sale

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

R 56p
T.S. #: 24-10711

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.

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

Date: **5/7/2024**
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**
Place: **Dallas County Courthouse in DALLAS, Texas, at the following location: the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

Lot 58, Block B/6723, NANTUCKET VILLAGE, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 82222, Page 3713, of the Map Records of DALLAS COUNTY, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 10/27/2005 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk’s File No 200503570995, recorded on 11/4/2005, of the Real Property Records of Dallas County, Texas.
Property Address: 10423 CHELMSFORD DR DALLAS TX 75217

Trustor(s): **ALICIA ANN LINWOOD** Original Beneficiary: **Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for FINANCE AMERICA, LLC, its successors and assigns**

Current Beneficiary: **U.S. Bank Trust National Association, as Trustee of the Bungalow Series III Trust** Loan Servicer: **SN Servicing Corporation**

Current Substituted Trustees: **Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Rick Snoke, Prestige Default Services, LLC**

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.

T.S. #: 24-10711

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, 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. 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 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. Pursuant to section 51.0075 of 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.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by ALICIA ANN LINWOOD, A SINGLE WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

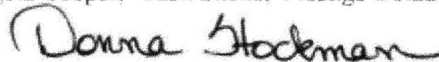
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$58,225.00, executed by ALICIA ANN LINWOOD, A SINGLE WOMAN, and payable to the order of Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for FINANCE AMERICA, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ALICIA ANN LINWOOD, A SINGLE WOMAN to ALICIA ANN LINWOOD. U.S. Bank Trust National Association, as Trustee of the Bungalow Series III Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
U.S. Bank Trust National Association, as Trustee of the Bungalow Series III Trust
c/o SN Servicing Corporation
323 5th Street
Eureka, CA 95501
800-603-0836

Dated: 3/28/24

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

T.S. #: 24-10711

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

11880 Greenville Avenue, Dallas, Texas 75243-0587

FILED

2024 APR -5 PM 1:24

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE
AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

JOHN F. WARREN
COUNTY CLERK
DAVID B. DUBOIS
DEPUTY

**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.**

NOTE: Promissory Note (together with any and all extensions, renewals, modifications, restatements and/or replacements thereof, the "Note") described as follows:

Date: May 6, 2022

Maker: LRE Texas, LLC, a Texas limited liability company ("Borrower")

Payee: SpiritBank, an Oklahoma bank ("Lender")

Original Principal Amount: Three Million, Nine Hundred and Ninety-Five Thousand and No/100 Dollars (\$3,995,000.00).

DEED OF TRUST: Deed of Trust (the "Deed of Trust") described as follows:

Date: May 6, 2022

Grantor: LRE Texas, LLC, a Texas limited liability company

Trustee: William M. Woodall
5501 LBJ Freeway, Suite 200
Dallas, Texas 75240

Beneficiary: SpiritBank, an Oklahoma bank

Recorded: Document No. 202200128766 in the real property records of Dallas County, Texas, recorded on May 9, 2022

LENDER: SpiritBank, an Oklahoma bank

BORROWER: LRE Texas, LLC, a Texas limited liability company

PROPERTY: The real property located in Dallas County, Texas, more particularly described in Exhibit A (the "Property") attached hereto and incorporated herein by reference, and commonly known as 11880 Greenville Avenue, Dallas, Texas 75243-0587, together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust, and the other collateral (collectively, the "Other Collateral") described in the Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES 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.

SUBSTITUTE TRUSTEE: Pursuant to the authority of Section 51.0075(c) of the Texas Property Code, and in accordance with the terms and conditions of the Deed of Trust, SpiritBank has appointed Megan Clontz, Jason Kathman, and Shelby Menard, individually and severally, and not jointly (collectively, the "*Substitute Trustees*" or severally, a "*Substitute Trustee*"), each of whom may act alone, without the necessity of the joinder of the other Substitute Trustees, as the substitute trustees, in the place and stead of and to succeed to all of the rights, titles, estates, powers, privileges and authorities granted in the Deed of Trust to the Original Trustee and any previously appointed substitute trustee. The names and addresses of the Substitute Trustees are as follows:

Megan Clontz
Spencer Fane LLP
5700 Granite Parkway, Suite 650
Plano, Texas 75024

Jason Kathman
Spencer Fane LLP
5700 Granite Parkway, Suite 650
Plano, Texas 75024

Shelby Menard
Spencer Fane LLP
5700 Granite Parkway, Suite 650
Plano, Texas 75024

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

May 7, 2024, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In Dallas County, Texas, at the following location: THE GEORGE ALLEN COURTS BUILDING AT 600 COMMERCE STREET, DALLAS, TEXAS 75202 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

If such sale or sales do not result in full satisfaction of all of the indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the mortgaged property not so sold and any and all other types of real and personal property, including the Other Collateral, covered by the Deed of Trust.

The conveyance of the Property shall be made and accepted subject to unpaid ad valorem taxes on the Property and all leases, liens, restrictions, covenants, conditions and easements, if any, relating to said Property, to the extent that the same are still in effect and shown of record in the Official Public Records of Real Property of Dallas County, Texas. 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, and at the purchaser's own risk.

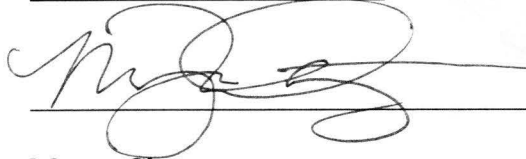
NOTICE:

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.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of April 5, 2024.

SUBSTITUTE TRUSTEE:



Megan Clontz
Jason Kathman
Shelby Menard
Spencer Fane LLP
5700 Granite Parkway, Suite 650
Plano, Texas 75024
Tel: 972.324.0371
Fax: 972.324.0301
Email: mclontz@spencerfane.com

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

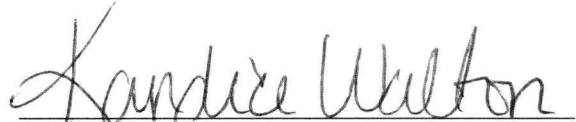
This instrument was ACKNOWLEDGED before me on April 5, 2024, by Megan Clontz, in the capacity therein stated.

Notary Public in and for the State of Texas

My Commission Expires: 9/27/2025

Printed Name of Notary Public: Kandice Walton

Dated April 5, 2024


Signature of Notary Public

[SEAL]

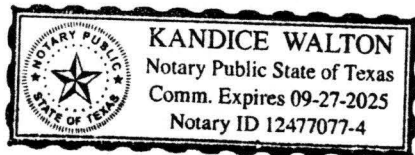


EXHIBIT "A"

Lot 5C, Block 8411, of Forest Green Business Park No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Instrument No. 201100167910, Map Records of Dallas County, Texas.

FILED

2024 APR -4 PM 12:04
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 A 0.236 ACRE TRACT OF LAND SITUATED IN THE ABRAHAM CARVER SURVEY, ABSTRACT NO. 263, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING PART OF CITY OF DALLAS BLOCK 6763, BEING A PORTION OF THE LAND CONVEYED TO THOMAS N. HANEY AND WIFE, MARY L. HANEY BY DEED AS RECORDED IN VOLUME 68211, PAGE 1687, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING PART OF CALLED LOT 1 OF ROGERS HILL ADDITION, AS SHOWN BY PLAT DATED DECEMBER 19, 1949, NO RECORDED PLAT FOUND, SAID 0.236 ACRE TRACT, WITH BEARING BASIS BEING THE EAST LINE OF SAID HANEY TRACT, A REFERENCE BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JOHN MICHAEL STEPP, PLLC" SET FOR CORNER, BEING ON THE SOUTH PROPERTY LINE OF AFORESAID HANEY TRACT, BEING ON THE NORTH PROPERTY LINE OF A TRACT OF LAND CONVEYED TO COUNTY OF DALLAS AS RECORDED IN VOLUME 3432, PAGE 213, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING THE SOUTHEAST PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO COUNTY OF DALLAS AS RECORDED IN VOLUME 70245, PAGE 164, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING THE POINT OF INTERSECTION OF THE CURRENT EASTERN RIGHT-OF-WAY LINE OF N. MASTERS DRIVE (A VARIABLE RIGHT-OF-WAY WIDTH) AND THE NORTHERN RIGHT-OF-WAY LINE OF ABRAHAM DRIVE (A 50 FEET RIGHT-OF-WAY WIDTH) AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 00 MINUTES 06 SECONDS, A RADIUS OF 4533.19 FEET, AND A LONG CHORD THAT BEARS NORTH 00 DEGREES 09 MINUTES 59 SECONDS WEST, A DISTANCE OF 79.25 FEET;

THENCE, ALONG SAID CURVE TO THE RIGHT, OVER AND ACROSS AFORESAID HANEY TRACT, ALONG SAID EAST PROPERTY LINE OF SAID COUNTY OF DALLAS TRACT RECORDED IN VOLUME 70245, PAGE 164, AND ALONG SAID EASTERN RIGHT-OF-WAY LINE OF N. MASTERS DRIVE, AN ARC DISTANCE OF 79.25 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JOHN MICHAEL STEPP, PLLC" SET FOR CORNER, BEING ON THE NORTH PROPERTY LINE OF AFORESAID HANEY TRACT, AND BEING ADJOINED BY THE PROPERTY PREVIOUSLY OWNED BY ESTATE OF ELLA MAE COLEMAN AND TRANSFERRED TO GARY LYNN COLEMAN BY PROBATE RECORD 05-2883-P3 CO- DC;

THENCE, SOUTH 89 DEGREES 50 MINUTES 00 SECONDS EAST, ALONG THE NORTH PROPERTY LINE OF AFORESAID HANEY TRACT AND ALONG THE SOUTH LINE OF SAID COLEMAN PROPERTY, A DISTANCE OF 129.72 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JOHN MICHAEL STEPP, PLLC" SET FOR CORNER, BEING THE NORTHEAST PROPERTY CORNER OF AFORESAID HANEY TRACT, BEING THE SOUTHERLY MOST SOUTHEAST CORNER OF SAID COLEMAN PROPERTY, AND BEING ON THE WEST LINE OF CALLED LOT 3 AS CONVEYED TO JUAN JOSE GONZALES JR. AS RECORDED IN VOLUME 2000-122, PAGE 2458, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST PROPERTY LINE OF AFORESAID HANEY TRACT AND ALONG THE WEST LINE OF SAID GONZALES TRACT, A DISTANCE OF 79.25 FEET TO A 5/8 INCH IRON WITH YELLOW PLASTIC CAP STAMPED "JOHN MICHAEL STEPP, PLLC" SET FOR CORNER, BEING THE SOUTHEAST PROPERTY CORNER OF AFORESAID HANEY TRACT, BEING THE SOUTHWEST CORNER OF SAID GONZALES PROPERTY, BEING ON SAID NORTH PROPERTY LINE OF COUNTY OF DALLAS TRACT CONVEYED BY VOLUME 3432, PAGE 213 AND BEING ON SAID NORTHERN RIGHT-OF-WAY LINE OF ABRAHAM DRIVE;

THENCE, NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, ALONG THE SOUTH PROPERTY LINE OF AFORESAID HANEY TRACT, ALONG SAID NORTH PROPERTY LINE OF COUNTY OF DALLAS TRACT CONVEYED BY VOLUME 3432, PAGE 213 AND ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF ABRAHAM DRIVE, A DISTANCE OF 129.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.236 ACRES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/17/2007 and recorded in Document 20070365602 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: 05/07/2024

Time: 01:00 PM

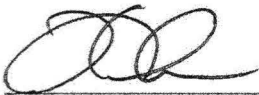
Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

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 THOMAS N. HANEY AND MARY L. HANEY, provides that it secures the payment of the indebtedness in the original principal amount of \$113,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank 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 Seattle Bank c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 4/4/24 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.

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 15, BLOCK 8/8596 OF CEDAR RIDGE SECTION 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 86200, PAGE 1733, MAP RECORDS, DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/21/2005 and recorded in Book 2005130 Page 14045 Document 3419311 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: 05/07/2024

Time: 10:00 AM

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 VERONICA L. MOSLEY, provides that it secures the payment of the indebtedness in the original principal amount of \$78,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R7 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R7 c/o PHH MORTGAGE CORPORATION, 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. Order to Foreclose. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-R7 obtained a Order from the 14th District Court of Dallas County on 03/25/2024 under Cause No. DC-23-00462. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

FILED
2024 APR -4 PM 12:03
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 4/4/24 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.

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 9, IN BLOCK 1/5994, OF HIGHLAND OAKS ADDITION, AN ADDITION TO CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 31, PAGE 45, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/04/2006 and recorded in Document 200600147697 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: 05/07/2024

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.

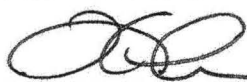
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 BETTY J. CHANCE AND DEWITT MILES, provides that it secures the payment of the indebtedness in the original principal amount of \$85,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST obtained a Order from the UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF TEXAS, DALLAS DIVISION on 03/05/2024 under Cause No. 3:22-cv-01735-L. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 4/4/24 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.

FILED
2024 APR -4 PM 12:03
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____
DEPUTY

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 TWENTY (20) IN BLOCK K/6003 OF MARSALIS PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 21, PAGE 207 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/09/2016 and recorded in Document 201600166893 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: 05/07/2024

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.

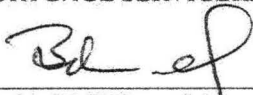
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 BILLIE M. WALKER, provides that it secures the payment of the indebtedness in the original principal amount of \$133,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Carrington Mortgage Services, LLC obtained a Order from the 116th District Court of Dallas County on 03/18/2024 under Cause No. DC-24-00929. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 03-28-2024 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
DEPUTY

2024 MAR 28 AM 11:35

FILED

Notice of [Substitute] Trustee 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: 05/07/2024

Time: The sale will begin at 01:00 PM or not later than three hours after that time

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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 5323 Blaney Way, Dallas, TX 75227-1418

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/23/2006 and recorded 09/12/2006 in Document 200600338752 , real property records of Dallas County, Texas, with **Albert Keyes, a Single Man** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Albert Keyes, a Single Man**, securing the payment of the indebtedness in the original principal amount of **\$108,000.00**, 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, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3** is the current mortgagee of the note and deed of trust or contract lien.

2024 MAR 28 AM 11:35
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT 24, BLOCK 5/6129, OF BUCKNER TERRACE ADDITION, FIRST INSTALLMENT, THIRD SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 514, PAGE 1995, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605 West Palm Beach, FL 33416-4605

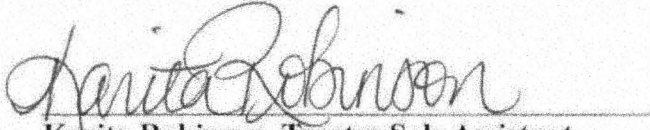
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: 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.

Date: March 27, 2024


Karita Robinson, Trustee Sale Assistant

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Donna Stockman ^{Certificate of Posting} whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 03-28-2024 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.

Notice of [Substitute] Trustee 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: 05/07/2024

Time: The sale will begin at 01:00 PM or not later than three hours after that time

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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 3226 PEORIA STREET, DALLAS, TX 75212

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/11/2005 and recorded 07/15/2005 in Book 2005-138 Page 01130 Document 3433376 , real property records of Dallas County, Texas, with **Jose P. Galindo and wife, Maria Galindo signing pro forma to perfect lien only** grantor(s) and UNPRIME SECURITIES COMPANY, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Jose P. Galindo and wife, Maria Galindo signing pro forma to perfect lien only**, securing the payment of the indebtedness in the original principal amount of \$101,649.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U. S. Bank National Association as trustee, Successor in Interest to Wachovia Bank National Association, as trustee for Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4** is the current mortgagee of the note and deed of trust or contract lien.

FILED
2024 MAR 28 AM 11:35
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT 6, BLOCK 21/7159, WEISENBERGER GARDENS, SECOND INSTALLMENT, CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 5 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605 West Palm Beach, FL 33416-4605

Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: 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.

Date: March 27, 2024



Karita Robinson, Trustee Sale Assistant

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Donna Stockman ^{Certificate of Posting} whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 03-28-2024 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.