

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/9/2011	Grantor(s)/Mortgagor(s): JONATHAN AIJALON KIRKSEY AND ANASTASIA MARIE (ANTHONY) KIRKSEY, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST NATIONAL BANK OF TRENTON, A CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 201100210331	Property County: DALLAS
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 5/7/2024	Earliest Time Sale Will Begin: 10:00 am
Place of Sale of Property: George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: Legal Description Attached as Exhibit A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

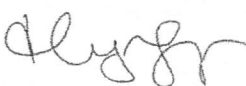
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

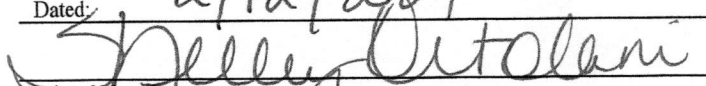
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 2/12/2024


Thuy Frazier, Attorney
 McCarthy & Holthus, LLP
 1255 West 15th Street, Suite 1060
 Plano, TX 75075
 Attorneys for Wells Fargo Bank, N.A.

Dated: 2/12/2024

 Printed Name: Shelley Ortolani
 Substitute Trustee
 c/o Auction.com
 1255 West 15th Street, Suite 1060
 Plano, TX 75075

DEPUTY BY
 DALLAS COUNTY
 COUNTY CLERK
 JOHN F. WARREN
 2024 FEB 13 AM 10:52

FILED

MH File Number: TX-23-99780-POS
Loan Type: FHA

EXHIBIT "A"

BEING a tract of land situated in the G. W. Durrett Survey, Abstract No. 389, Dallas County, Texas, being part of a tract of land conveyed to William D. Tigertt by Deed filed January 15, 1959, Deed Records, Dallas County, Texas, being the same tract of land conveyed to Scott Carruth and wife Teresa Carruth, by Deed recorded in Volume 88134, Page 617, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the existing east line of Houston School Road (a 40' R.O.W.) with the north line of an undedicated 60' roadway, said point being North a distance of 4377.81 feet and East a distance of 18.73 feet from the southwest corner of said G. W. Durrett Survey, same being from the intersection of the center line of Bear Creek Road with the center line of Houston School Road, said place of beginning also being North 1062.36 feet; North 00 deg. 17 min. West, 697.94 feet, North 00 deg. 06 min. East, 1114.53 feet, North 00 deg. 03 min. East, 160 feet, from the southwest corner of said William D. Tigertt tract, a 1/2 inch iron rod found for corner;

THENCE North 00 deg. 03 min. East, with the existing east line of Houston School Road, a distance of 181.83 feet to a southwest corner of a tract of land conveyed to Gabriel and Tammy Shonuga by Deed recorded in Volume 94002, Page 1972, Deed Records, Dallas County, Texas, a 1/2" iron rod found for corner;

THENCE South 89 deg. 57 min. East, with a southwest line of said Shonuga tract, a distance of 194.03 feet, a capped 1/2" iron rod set for corner;

THENCE South 33 deg. 29 min. 50 sec. East, with a southerly line of said Shonuga tract, a distance of 138.42 feet to a point in the northwest line of said undedicated 60' roadway, a 1/2" iron rod found for corner;

THENCE South 56 deg. 30 min. 10 sec. West, with the northwest line of said 60' roadway, a distance of 60.00 feet to the beginning of a curve to the left, having a central angle of 33 deg. 32 min. 42 sec., a radius of 200.00 feet, a capped 1/2" iron rod set for corner;

THENCE Southwesterly, with said curve to the right, same being with the northwest line of said 60' roadway, an arc distance of 117.10 feet to the end of said curve, a 1/2" iron rod found for corner;

THENCE North 89 deg. 57 min. West, with the north line of said 60' roadway, a distance of 110.00 feet to the PLACE OF BEGINNING and CONTAINING 41,099 square feet or 0.944 acres of land, more or less.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County

Deed of Trust Dated: October 22, 2019

Amount: \$250,381.00

Grantor(s): MELISSA LORRAINE and TOMAS VALLE

Original Mortgagee: ORIGIN BANK, A LOUISIANA BANKING CORPORATION

Current Mortgagee: SERVBANK, SB

Mortgagee Address: SERVBANK, SB, 3201 ORCHARD ROAD, OSWEGO, IL 60543

Recording Information: Document No. 201900286432

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: May 7, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JOHN BEAZLEY OR LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, JOSHUA SANDERS, RAMIRO CUEVAS, MATTHEW HANSEN, WESLEY FOWLER-WILLIAMS, MICHELLE SCHWARTZ, GUY WIGGS, TIM LEWIS, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, JOHN PHILLIP MARQUEZ, JANET PINDER, JAMIE DWORSKY, BRANDY BACON, KATHY ARRINGTON, CAROL DUNMON, JANE KLINE, PAYTON HREHA OR CHASITY LEWALLEN, BRUCE MILLER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

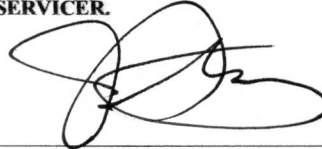
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

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.



Anthony Adao Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-005604



Printed Name: JOHN PHILLIP MARQUEZ
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2024 FEB 15 PM 1:10

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 11, 2015, STEWART GRAY HARRIS, UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to CHARLES A. BROWN, as Trustee, the Real Estate hereinafter described, to JPMORGAN CHASE BANK, N.A, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201500246538 in the DEED OF TRUST OR REAL PROPERTY RECORDS of DALLAS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 7, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: CONDOMINIUM UNIT NO. 4814B, BUILDING 10, THE MONTEBELLA CONDOMINIUM, AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF THE MONTEBELLA CONDOMINIUM, A CONDOMINIUM PROJECT IN DALLAS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION OF THE MONTEBELLA CONDOMINIUM, FILED 12/1/2005, UNDER CC# 200503603122, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, AS AMENDED BY FIRST AMENDMENT TO CONDOMINIUM DECLARATION FILED 1/18/2006, UNDER CC#20060018971. REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, AND BY SECOND AMENDMENT TO CONDOMINIUM DECLARATION FILED AUGUST 14, 2006, UNDER CC#200600298147 REAL PROPERTY RECORDS. DALLAS COUNTY, TEXAS TOGETHER WITH THE MAPS IDENTIFIED IN THE DECLARATION AND THE AMENDMENTS, SAID MAPS BEING FILED 11/28/2005, 1/27/2006 AND AUGUST 10, 2006 UNDER CC# 200503598007, 200600016402 AND 200800294125. REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, AND SAID CONDOMINIUM UNIT SHALL HAVE APPURTENANT THERETO THE EXCLUSIVE USE OF PARKING SPACE NUMBER 80 AS SAME IS LOCATED, DELINEATED AND DEFINED IN THE CONDOMINIUM DECLARATION, SUCH PARKING SPACE BEING LIMITED COMMON ELEMENT.

Property Address: 4814 BRADFORD DR, UNIT B, DALLAS, TX 75219
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

BY _____
DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

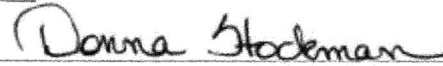
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ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 19 day of March, 2024



John Beazley, Logan Thomas, Phillip Pierceall,
Terry Waters, Douglas Rodgers, Clay Golden,
Bruce Miller, Joshua Sanders, Ramiro Cuevas,
Matthew Hansen, Wesley Fowler-Williams,
Auction.com, Michelle Schwartz, Guy Wiggs,
David Stockman, Donna Stockman, Janet
Pinder, Brandy Bacon, Jamie Dworsky, Angela
Cooper, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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: 607 ELKHART AVENUE, DALLAS, TX 75217

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 09/05/2006 and recorded 09/12/2006 in Document 200600338811, real property records of Dallas County, Texas, with **JOSE LONGORIA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** grantor(s) and **FIRST NLC FINANCIAL SERVICES, 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 LONGORIA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, securing the payment of the indebtedness in the original principal amount of **\$90,250.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-2** is the current mortgagee of the note and deed of trust or contract lien.

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2024 MAR 22 AM 9:27

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 31, Block P/6256, Home Gardens Addition Unit 3, an Addition in Dallas, Texas, according to the Plat recorded in Volume 6, Page 166, Map Records, 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

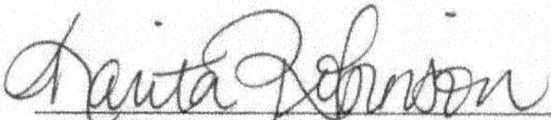
Phone: 877-744-2506

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 15, 2024



Karifa 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, L.L.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 03-21-2024 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.