

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

|                       |  |                    |                    |
|-----------------------|--|--------------------|--------------------|
| Grantor(s)            | Josie Emeh Umoh                                    | Deed of Trust Date | September 10, 2018 |
| Original Mortgagee    | LegacyTexas Bank                                   | Original Principal | \$95,000.00        |
| Recording Information | Instrument #: 201800255736 in Dallas County, Texas | Original Trustee   | Mark Williamson    |
| Property Address      | 2212 Norwich Place, Carrollton, TX 75006           | Property County    | Dallas             |

## MORTGAGE SERVICER INFORMATION:

|                     |   |                           |                                   |
|---------------------|---|---------------------------|-----------------------------------|
| Current Mortgagee   | Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank | Mortgage Servicer         | Prosperity Bank                   |
| Current Beneficiary | Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank | Mortgage Servicer Address | 2101 Custer Road, Plano, TX 75075 |

## SALE INFORMATION:

|                              |  |
|------------------------------|--|
| Date of Sale                 | 08/05/2025   |
| Time of Sale                 | 10:00 AM or no later than 3 hours thereafter   |
| Place of Sale                | The outside area 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 Trustees          | Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen, Tejas Trustee Services, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act   |
| Substitute Trustees' Address | 15851 N. Dallas Parkway, Suite 410, Addison, TX 75001  |

## PROPERTY INFORMATION:

**Legal Description as per the Deed of Trust:**  
**BEING LOT 4, BLOCK1 OF NORWICH PLACE, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 93064, PAGE 5478, MAP RECORDS, DALLAS COUNTY, TEXAS**

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, 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.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

## NOTICE OF TRUSTEE'S SALE

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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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**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.**

**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.**

Dated June 20, 2025.

/s/ Selim H. Taherzadeh  
Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

CAUSE NO. DC-25-00134

JOSIE EMEH UMOH,

Plaintiff/Counter-Defendant,

v.

PROSPERITY BANK,

Defendant/Counter-Plaintiff.

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IN THE DISTRICT COURT

68<sup>th</sup> JUDICIAL DISTRICT

DALLAS COUNTY, TEXAS

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ORDER GRANTING PARTIAL SUMMARY JUDGMENT

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The Court, after considering Defendant/Counter-Plaintiff Prosperity Bank's Motion for Partial Summary Judgment on its counterclaim, any response, and arguments of counsel, determines that the motion should be **GRANTED**. The Court finds:

Prosperity Bank has established the basis for foreclosure:

(a) Prosperity Bank is the holder of a Texas Home Equity Note secured by a Deed of Trust created under Texas Constitution Article XVI, Section 50(a)(6) (collectively "the Loan Agreement").

(b) Installment payments have not been made when due and owing pursuant to the terms of the Loan Agreement.

(c) The obligation secured by the Deed of Trust sought to be foreclosed is in default.

(d) The requisite notice to cure the default has been mailed to each person as required under applicable law and the Loan Agreement and the opportunity to cure has

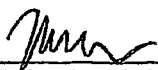
expired and any other action required under applicable law and the Loan Agreement sought to be foreclosed was performed.

**IT IS THEREFORE ORDERED** that:

Prosperity Bank, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 2212 Norwich Place, Carrollton, TX 75006 and legal description as described in the Real Property Records of Dallas County, Texas as follows:

BEING LOT 4, BLOCK 1 OF NORWICH PLACE, AN ADDITION TO  
THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME  
93064, PAGE 5478, MAP RECORDS, DALLAS COUNTY, TEXAS

Signed, this 16 day of May, 2025.

  
\_\_\_\_\_  
Judge Presiding

APPROVED AS TO FORM AND ENTRY REQUESTED BY:

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh

SBN 24046944:

Taherzadeh, PLLC

15851 N. Dallas Parkway, Suite 410

Addison, TX 75001

469-729-6800

st@taherzlaw.com

**ATTORNEYS FOR PROSPERITY BANK**

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE  
SERVICING (ALW)  
GRIESER, MARK  
1724 BLACKSTONE DRIVE, CARROLLTON, TX 75007

CONVENTIONAL  
Firm File Number: 25-042921

FILED

2025 JUN 26 AM 11:51  
WARREN  
CLERK  
DALLAS COUNTY  
DEPUTY

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 17, 2003, MARK A. GRIESER AND NICOLE M. GRIESER, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to BURKE, WILSON, CASTLE, DAFFIN & FRAPPIER, as Trustee, the Real Estate hereinafter described, to PHH MORTGAGE SERVICES in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2244939 Volume 2003053, Page 4437, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , Tuesday, August 5, 2025 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, the Substitute Trustee will sell said Real Estate at the County Courthouse in DALLAS COUNTY, TX 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 of Trustee's Sale was posted.

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

LOT 41, BLOCK A, OF NOB HILL CREST, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 92094, PAGE 1690, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 1724 BLACKSTONE DRIVE  
CARROLLTON, TX 75007  
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING  
Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034

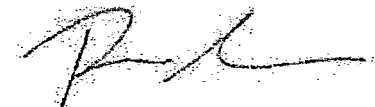
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

**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**

**SUBSTITUTE TRUSTEE**

John Beazley, Bob Dickerson, Aaron Parker, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Craig Muirhead, Doak Lambert, Wendy Lambert, Cary Corenblum, Matthew Hansen, Joshua Sanders, Shawn Schiller, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha or Auction.com  
1 Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day June 25, 2025.

By:   
Ronny George  
Texas Bar No. 24123104  
Grant Tabor  
Texas Bar No. 24027905  
Kathryn Dahlin

Texas Bar No. 24053165  
rgeorge@logs.com  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for NewRez LLC d/b/a Shellpoint Mortgage  
Servicing

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DALLAS County**

**Deed of Trust Dated:** July 10, 2003

**Amount:** \$76,000.00

**Grantor(s):** KARLA AULT

**Original Mortgagee:** NATIONAL CITY MORTGAGE CO DBA COMMONWEALTH UNITED MORTGAGE COMPANY

**Current Mortgagee:** THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK TRUST COMPANY NA AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF BANK ONE NA AS TRUSTEE DEUTSCHE ALT-A SECURITIE S INC MORTGAGE PASS THROUGH CERTIFICATES SERIES 2003-3

**Mortgagee Servicer and Address:** c/o PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 2430634

**Legal Description:** LOT 20, BLOCK 8, OF TWO WORLDS-KELLER SPRINGS VILLAGE, SECTION ONE, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 72162, PAGE 1525, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**Date of Sale:** August 5, 2025 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, JEFF BENTON DENISE BOERNER, DONNA STOCKMAN, JOHN PHILLIP MARQUEZ, JANET PINDER, JAMIE DWORSKY, BRANDY BACON, KATHY ARRINGTON, CAROL DUNMON, JANE KLINE, PAYTON HREHA OR CHASITY LEWALLEN, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, AND LUIS TERRAZAS, BRUCE MILLER, DANIEL HART, AUCTION.COM LLC 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.

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Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2025-002199

  
Printed Name: JOHN PHILLIP MARQUEZ  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED  
2025 JUL -3 AM 11:56  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY JHS  
PROPERTY