

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

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| <b>Deed of Trust Date:</b><br>1/15/2003   | <b>Grantor(s)/Mortgagor(s):</b><br>STEVEN SWANZY AND DOLORES SWANZY HUSBAND AND WIFE             |
| <b>Original Beneficiary/Mortgagee:</b><br>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.<br>("MERS") SOLELY AS A NOMINEE FOR NEW FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS                           | <b>Current Beneficiary/Mortgagee:</b><br>Wells Fargo Bank, N.A.                                  |
| <b>Recorded in:</b><br><b>Volume:</b> 024<br><b>Page:</b> 15420<br><b>Instrument No:</b> 200302185027   | <b>Property County:</b><br>DALLAS  |
| <b>Mortgage Servicer:</b><br>Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.   | <b>Mortgage Servicer's Address:</b><br>1 Home Campus, MAC 2301-04C,<br>West Des Moines, IA 50328 |
| <b>Date of Sale:</b> 2/3/2026   | <b>Earliest Time Sale Will Begin:</b> 10am   |
| <b>Place of Sale of Property:</b> 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:** BEING LOT 14, IN BLOCK F OF HERITAGE HEIGHTS, PHASE 3B, AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2000089, PAGE 1313 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

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, Daniel Hart, Auction.com LLC, Shelley Ortolani, Michèle Hrcha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hrcha, 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: 12/10/2025

*Myer*

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

Dated:

*12/10/2025*

Printed Name:

*Shelley Ortolani*

Substitute Trustee

c/o Auction.com

1255 West 15th Street, Suite 1060

Plano, TX 75075

<https://sales.mccarthyholthus.com/>

DEPUTY  
BY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2025 DEC 12 PM 12:47

FILED

MH File Number: TX-25-125156-POS  
Loan Type: FHA

NOTICE OF SUBSTITUTE TRUSTEE SALE

|   |  |
|---|--|
| Deed of Trust Date:<br>1/31/2020  | Grantor(s)/Mortgagor(s):<br>RASHAD MCINTOSH AND MIKAELA MCKEE PAUL<br>MCINTOSH, HUSBAND AND WIFE |
| Original Beneficiary/Mortgagee:<br>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.<br>("MERS") SOLELY AS A NOMINEE FOR CALCON MUTUAL<br>MORTGAGE LLC DBA ONETRUST HOME LOANS, ITS<br>SUCCESSORS AND ASSIGNS  | Current Beneficiary/Mortgagee:<br>PENNYSMAC LOAN SERVICES, LLC                                   |
| Recorded in:<br>Volume: N/A<br>Page: N/A<br>Instrument No: 202000034912   | Property County:<br>DALLAS   |
| Mortgage Servicer:<br>PennyMac Loan Services, LLC is representing the Current<br>Beneficiary/Mortgagee under a servicing agreement with the Current<br>Beneficiary/Mortgagee.   | Mortgage Servicer's Address:<br>3043 Townsgate Rd, Suite 200,<br>Westlake Village, CA 91361      |
| Date of Sale: 2/3/2026  | Earliest Time Sale Will Begin: 10am  |
| Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS<br>DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,<br>PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. |  |

Legal Description: LOT FIVE (5), IN BLOCK TWO (2), OF REPLAT OF MEADOW SPRINGS, PHASE 2, A SUBDIVISION IN THE CITY OF GLENN HEIGHTS, IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 201700217137 AND AS CORRECTED UNDER DOCUMENT NO. 201800051735 OF THE MAP AND PLAT RECORDS OF DALLAS COUNTY, TEXAS.

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, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, or Luis Terrazas, Carol Dunmon or Payton Hreha, 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.

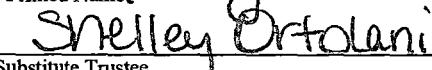
Dated: 12/4/2025



Dated:

12/10/2025

Printed Name:



Substitute Trustee

c/o Xome

1255 West 15th Street, Suite 1060

Plano, TX 75075

https://www.xome.com/

ATTACHMENT

JOHN E. WARREN

COUNTY CLERK

2025 DEC 12 PM 12:48



MH File Number: TX-25-109421-POS  
Loan Type: FHA

119 LONDON LANE  
GLENN HEIGHTS, TX 75154

00000010661940

### NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

**1. Date, Time, and Place of Sale.**

Date: February 03, 2026

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 27, 2022 and recorded in Document CLERK'S FILE NO. 202200150898 real property records of DALLAS County, Texas, with ANDREA KAMIKA ROBINSON AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ANDREA KAMIKA ROBINSON AN UNMARRIED WOMAN, securing the payment of the indebtedness in the original principal amount of \$231,725.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361

DEPUTY  
DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN  
2025 DEC 11 AM 11:01

FILED



119 LONDON LANE  
GLENN HEIGHTS, TX 75154

00000010661940

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.

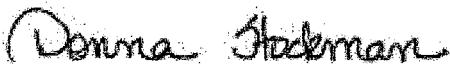
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

**Certificate of Posting**

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/11/2025 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarant's Name: Donna Stockman

Date: 12/11/2025

119 LONDON LANE  
GLENN HEIGHTS, TX 75154

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00000010661940

DALLAS

**EXHIBIT "A"**

BEING LOT 5, IN BLOCK B, OF BEAR CREEK MEADOWS, AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 83196 PAGE 3249, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

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| <b>Deed of Trust Date:</b><br>3/28/2016  | <b>Grantor(s)/Mortgagor(s):</b><br>TAMORA GIVENS, AN UNMARRIED WOMAN                               |
| <b>Original Beneficiary/Mortgagee:</b><br>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.<br>("MERS") SOLELY AS A NOMINEE FOR DHI MORTGAGE<br>COMPANY LTD, ITS SUCCESSORS AND ASSIGNS                                   | <b>Current Beneficiary/Mortgagee:</b><br>PENNYSMAC LOAN SERVICES, LLC                              |
| <b>Recorded in:</b><br>Volume: N/A<br>Page: N/A<br>Instrument No: 201600081994   | <b>Property County:</b><br>DALLAS  |
| <b>Mortgage Servicer:</b><br>PennyMac Loan Services, LLC is representing the Current<br>Beneficiary/Mortgagee under a servicing agreement with the Current<br>Beneficiary/Mortgagee.                                   | <b>Mortgage Servicer's Address:</b><br>3043 Townsgate Rd, Suite 200,<br>Westlake Village, CA 91361 |
| <b>Date of Sale:</b> 2/3/2026  | <b>Earliest Time Sale Will Begin:</b> 10am   |
| <b>Place of Sale of Property:</b> George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 OR IN THE AREA DESIGNATED BY THE<br>COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. |  |

**Legal Description:** LOT 9, BLOCK K, OF KINGSTON MEADOWS, PHASE 3B, AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 201400109754 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

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, Daniel Hart, Auction.com LLC, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha, 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

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**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: 11/24/2025



Cole Patton, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for PennyMac Loan Services, LLC

Dated:

11/24/2025

Printed Name:

Shelley Ortolani

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

MH File Number: TX-25-109282-POS  
Loan Type: FHA

2025 NOV 25 AM 11:19  
S  
JERICHO CLERK  
TARRANT COUNTY  
SELLERS COUNTRY

CO-OP  
FILED