

RT 6 2563  
T.S. #: 22-7615

## Notice of Substitute Trustee Sale

FILED  
2023 DEC 28 AM 10:33  
JOHN E. WARREN  
COUNTY CLERK  
BY \_\_\_\_\_  
DALLAS COUNTY

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: 2/6/2024  
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:

**SEE ATTACHED EXHIBIT "A"**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 4/23/2004 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 2885147, recorded on 5/13/2004, of the Real Property Records of Dallas County, Texas.  
Property Address: 1108 WOODCREST DR WYLIE Texas 75098

|                               |  |                       |                                  |
|-------------------------------|--|-----------------------|----------------------------------|
| Trustor(s):                   | DWIGHT E. JOHNSON  | Original Beneficiary: | WELLS FARGO HOME MORTGAGE, INC., |
| Current Beneficiary:          | Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust  | Loan Servicer:        | PHH MORTGAGE 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, 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.

**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

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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 DWIGHT E. JOHNSON, A SINGLE MAN. 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 \$240,000.00, executed by DWIGHT E. JOHNSON, A SINGLE MAN, and payable to the order of WELLS FARGO HOME MORTGAGE, INC., ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DWIGHT E. JOHNSON, A SINGLE MAN to DWIGHT E. JOHNSON. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant 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:

**Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee of Reliant Trust**  
**c/o PHH MORTGAGE CORPORATION**  
**3000 Leadenhall Road**  
**Mount Laurel, New Jersey 08054-4637**  
**(800) 449-8767**

Dated: \_\_\_\_\_

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, Rick Snoke, Prestige Default Services, LLC

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

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Exhibit 'A'

BEING a tract or parcel of land situated in the E. M. PRICE SURVEY, ABSTRACT NO. 1114 and being part of a 50.550 acre tract conveyed to Richard Nance and Hendrik Kruger by Betty Ann Martin as recorded in Volume 72066, Page 0274 of the Deed Records of DALLAS County, Texas and being more particularly described as follows:

BEGINNING at an iron pin for corner, said iron pin being North 45 degrees 36 minutes 00 seconds East, 1881.73 feet; South 45 degrees 45 minutes 00 seconds East, 872.30 feet; South 44 degrees 15 minutes 00 seconds West, 505.00 feet from the West most corner of said 50.550 acre tract;

THENCE with a curve to the left being part of the cul de sac of Woodcrest Lane (60 foot) having a radius of 50.00 feet and a tangent length of 50.01 feet, thru a central angle of 90 degrees 00 feet 01 seconds an arc distance of 78.54 feet to an iron pin for corner;

THENCE South 45 degrees 45 minutes 00 seconds East a distance of 228.00 feet to an iron pin for corner

THENCE South 44 degrees 15 minutes 00 seconds West a distance of 184.31 feet to an iron pin for corner;

THENCE South 77 degrees 19 minutes 20 seconds West a distance of 206.73 feet to an iron pin for corner;

THENCE North 18 degrees 38 minutes 48 seconds East a distance of 110.70 feet to an iron pin for corner;

THENCE North 08 degrees 09 minutes 06 seconds West a distance of 42.18 feet to an iron pin for corner;

THENCE North 43 degrees 37 minutes 14 seconds West a distance of 83.99 feet to a iron pin for corner;

THENCE North 44 degrees 15 minutes 00 seconds East a distance of 178.85 feet to a the POINT OF BEGINNING and CONTAINING 1.626 acres of land, more or less; also being Lot 16, Block B as shown on an unfilled plat of TWIN CREEK RANCH ESTATES.

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

**NOTICE OF ASSESSMENT LIEN SALE**

**FILED**

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

2023 DEC 22 AM 10:12

JOHN F. WARREN  
COUNTY CLERK

DALLAS COUNTY

WHEREAS, on 24<sup>th</sup> of October 2023, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, instrument #202300216778, covering the real property herein described concerning default in the payment of the indebtedness owing by, **CHELSEI HANNAH HARRIS**, the present owner(s) of said real property, to Oakhollow Condominiums (aka Oakhollow Owners Association, Inc. or Oak Hollow Condominium Owners Association, Inc.);

WHEREAS, the said, **CHELSEI HANNAH HARRIS**, has/have continued to default in the payment of its/his/her/their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on **Tuesday, February 6, 2024**, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate on the north side of the building below the overhang facing Commerce Street of the George Allen Courts Building, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock p.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows: **See Exhibit "A"**

**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 18<sup>th</sup> day of December, 2023.

OAKHOLLOW OWNERS ASSOCIATION, INC.

By:

*Victor Bosnich*  
Lori Welsh or Victor Bosnich  
5204 Village Creek, Suite 202, Plano TX 75093

The within notice was posted by me on the \_\_\_\_\_ day of \_\_\_\_\_, at the Dallas County Courthouse in Dallas, Texas.

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## **EXHIBIT "A"**

UNIT 2005, BUILDING A, OAKHOLLOW CONDOMINIUMS, A CONDOMINIUM PROJECT IN DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE LIMITED AND GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, RECORDED IN VOLUME 81027, PAGE 3125, CONDOMINIUM RECORDS; COUNTY CLERK'S FILE NOS. 200900098487, 201200100447, 201300058554, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.