

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: 06/02/2020

Time: Between 1PM-4PM and beginning not earlier than 1PM-4PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Dallas County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 6/12/2009 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number, 200900174134 with Pamela Ann Murphy (grantor(s)) and Wells Fargo Bank, National Association mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Pamela Ann Murphy, securing the payment of the indebtedness in the original amount of \$100,001.00, 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 National Association as Trustee of the Cabana Series IV Trust is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 2, BLOCK U OF WOODBRIDGE, SECTION THREE, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81180, PAGE 3301, MAP RECORDS, DALLAS COUNTY, TEXAS.

2020 MAY 12 AM 10:45
JOHN F. WASSER
COUNTY CLERK
DALLAS COUNTY
TX

FILED



4723979

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SN SERVICING CORPORATION, as Mortgage Servicer, is representing the current Mortgagee whose address is:

U.S. Bank Trust National Association as Trustee of the Cabana Series IV Trust
323 5th Street
Eureka, CA 95501

Shelley Ortolani

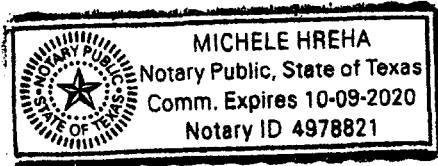
SUBSTITUTE TRUSTEE

Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Michelle Schwartz, Guy Wiggs,
David Stockman, Brenda Wiggs, Denise Boerner,
Donna Stockman, Tim Lewis, Kathy Arrington
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared Shelley Ortolani, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of May, 2020.



Michele Hreha
NOTARY PUBLIC in and for

Dallas COUNTY
My commission expires: 10-9-2020
Print Name of Notary: Michele Hreha

CERTIFICATE OF POSTING

My name is Shelley Ortolani, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Dallas County Clerk and caused to be posted at the Dallas County courthouse this notice of sale.

Declarants Name: _____
Date: _____ Shelley Ortolani