

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/15/2001

Grantor(s)/Mortgagor(s):
DEBORAH MUHAMMAD

Original Beneficiary/Mortgagee:
SECRETARY OF VETERANS AFFAIRS, AN
OFFICER OF THE UNITED STATES OF
AMERICA

Current Beneficiary/Mortgagee:
Deutsche Bank National Trust Company formerly
known as Bankers Trust Company of California,
N.A., as Trustee of Vendee Mortgage Trust 2002-1

Recorded in:
Volume: 2001 205
Page: 05868
Instrument No: 1571812

Property County:
DALLAS

Mortgage Servicer:
Carrington Mortgage Services, LLC is representing
the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1600 South Douglass Road, Anaheim , CA 92806

Legal Description: BEING LOT THIRTEEN (13) IN BLOCK SIXTEEN (16) OF WATERFORD OAKS,
PHASE I, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO
THE MAP THEREOF RECORDED IN VOLUME 85233, PAGE 1859 OF THE MAP RECORDS OF DALLAS
COUNTY, TEXAS.

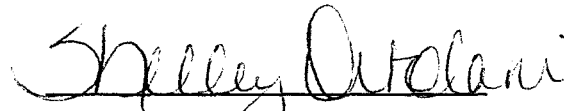
Date of Sale: 10/3/2017

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING
COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR
IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION
51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
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.



Shelley Ortolani, Robert Ortolani, Mary Mancuso or
Michele Hreha
or Cole D. Patton
or Denny Tedrow
MCCARTHY & HOLTHUS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

10/3/17 3:05 PM

FILED

MH File Number: TX-15-24765-FC
Loan Type: VA

102 HANNAH DRIVE
CEDAR HILL, TX 75104

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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FILED

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.

7 JUL 28 PM 1:04
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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

Date: October 03, 2017

Time: The sale will begin at 10:00AM 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 February 27, 2003 and recorded in Document VOLUME 2003 061, PAGE 12740 real property records of DALLAS County, Texas, with ADRIAN MCCOWAN AND CAREN MCCOWAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ADRIAN MCCOWAN AND CAREN MCCOWAN, securing the payment of the indebtednesses in the original principal amount of \$167,119.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

MICHAEL D. VESTAL, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, BRETT BAUGH, JOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, ROBERT AGUILAR, BRENT GRAVES, WENDY LAMBERT, TROY ROBINETT, MARK BULEZIUK, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____



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DALLAS

EXHIBIT "A"

BEING LOT 1 IN BLOCK 10 OF REPLAT OF THE MEADOWS OF HIGH POINTE, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2002061, PAGE 58 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000006946743

Our File Number: 15-14465

Name: HORACE L. HOSKINS, JR., AND SHEIA D. HOSKINS, JOINED HERE PRO FORMA BY HIS WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 23, 1998, HORACE L. HOSKINS, JR., AND SHEIA D. HOSKINS, JOINED HERE PRO FORMA BY HIS WIFE, executed a Deed of Trust/Security Instrument conveying to JESSE T. MURPHY, as Trustee, the Real Estate hereinafter described, to KAUFMAN AND BROAD MORTGAGE COMPANY, AN ILLINOIS CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 232592, in Book 98144, at Page 07443, 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, OCTOBER 3, 2017, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse 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:

LOT 10, BLOCK G, WINDSOR PARK, PHASE ONE, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 88205, PAGE 233, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 812 WILLOW WOOD DRIVE
CEDAR HILL, TX 75104

Mortgage Servicer: BANK OF AMERICA, N.A.

Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

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.

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 27 day of July, 2017.

Guy Wiggs by Donna Stockman

Guy Wiggs, David Stockman, Brenda Wiggs,
Donna Stockman, Denise Boerner, Tim Lewis,
Rick Snoke, Troy Robinett, Clay Golden,
Frederick Britton, Robert Aguilar, Brett Baugh,
Brent Graves, Kenny Shirey, John Beazley, Craig
Muirhead, Wendy Lambert, Rick Montgomery,
Aaron Parker, Mark Buleziuk, Matt Hansen,
Terry Waters, Chris Demarest, Michelle
Schwartz, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

DALLAS COUNTY
COUNTY CLERK
JOHN R. WARREN

RECORDED 27 PM 12:10

FILED