



ORIGINAL

FILED

Notice of Substitute Trustee's Sale

AUG 31 PM 12: 14

Date: August 29, 2017

Substitute Trustee: Brian Ford, Brian Burks or Jennifer McCarty
 Mailing: P.O. Box 717
 Waxahachie, Ellis County, Texas 75168
 Physical: 200 North Elm Street
 Waxahachie, Ellis County, Texas 75165

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Lender: Citizens National Bank of Texas

Note: A certain promissory note executed by New Beginnings Community Fellowship dated September 18, 2009, in the original principal amount of \$1,352,430.00, or as thereafter modified, bearing interest as therein specified, payable to Citizens National Bank of Texas, and containing an attorney's fee clause, with interest and principal being payable as therein specified.

Deed of Trust:

Date: September 18, 2009

Grantor: New Beginnings Community Fellowship

Lender: Citizens National Bank of Texas

Recording information:

Said Deed of Trust being recorded in the Real Property Records of Dallas County, Texas at Instrument No. 200900271188.

Property: All that certain lot, tract or parcel of land described in **Exhibit A** attached hereto; Commonly known as 1599 Kingswood Drive, Cedar Hill, Texas 75104.

County: Dallas County

Date of Sale (first Tuesday of month): October 3, 2017

Time of Sale: Between 1:00 p.m. and 4:00 p.m.

Place of Sale: Dallas County Courthouse in the location designated by the Dallas County Commissioners.

Lender has appointed Brian Ford, Brian Burks or Jennifer McCarty as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

The Substitute Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

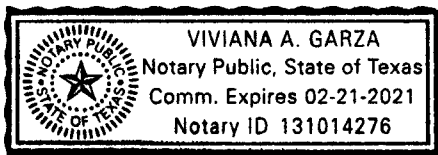
Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

Jennifer McCarty
Brian Ford, Brian Burks or Jennifer McCarty,
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

This instrument was acknowledged before me on August 29, 2017, by Jennifer McCarty, Substitute Trustee.



Viviana A. Garza
Notary Public for the State of Texas

EXHIBIT "A"

A tract of land situated and being a part of the Elisha McCommas Survey Abstract No. 863, more particularly described by metes ad bounds as follows, to-wit:

BEGINNING at a brass monument marking the Southwest corner of the intersection of Kingswood Drive and U.S. Highway 67;

THENCE South 25 degrees 07 minutes 31 seconds West along the Northwest line of U.S. Highway 67, 650.02 feet to a brass monument marking the intersection of the Northwest line of U.S. Highway 67 with the Northerly line of a 3.955 acre tract conveyed to Sue M. Worden by deed dated 5-3-57.

THENCE North 89 degrees 06 minutes 02 seconds West along the Northerly line of said Worden tract, 275.93 feet to an iron rod found for corner at the Southeast corner of Kingswood Inst. No. 7 Addition to the City of Cedar Hill;

THENCE North 19 degrees 10 minutes East along the East line of Kingswood Inst. No. 7 Addition, 118.66 feet to an iron rod found for corner at the beginning of a curve to the left having a central angle of 27 degrees 10 minutes and a radius of 908.88 feet;

THENCE along said curve to the left a distance of 430.94 feet to the end of said curve;

THENCE North 08 degrees West, 25.00 feet to an iron rod for corner at the beginning of a curve to the right having a central angle of 9 degrees and a radius of 267.37 feet;

THENCE along said curve to the right a distance of 42.00 feet to an iron rod for corner in the South line of said Kingswood Drive;

THENCE in an Easterly direction along the South line of Kingswood Drive South 9 degrees East a distance of 20;00 feet and South 87 degrees 36 minutes 48 seconds East, 457.84 feet to the PLACE OF BEGINNING and containing 4.8 acres of land, more or less.

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: LOT 9, IN BLOCK S, OF SOUTH HILLS PARK ADDITION, SECOND INSTALLMENT, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 72005, PAGE 744, OF THE MAP RECORDS DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/15/2014 and recorded in Document 201400233418 real property records of Dallas County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 10/03/2017

Time: 01:00 PM


Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.


4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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.

5. Obligations Secured. The Deed of Trust executed by DON MERRITT, provides that it secures the payment of the indebtedness in the original principal amount of \$103,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MSE SUB I, LLC is the current mortgagee of the note and deed of trust and MARINERS is mortgage servicer. A servicing agreement between the mortgagee, whose address is MSE SUB I, LLC c/o MARINERS, 1303 Avocado Ave., Suite 200, Newport Beach, CA 92660 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman
c/o AVT Title Services, LLC
1101 Ridge Rd, Suite 222
Rockwall, TX 75087

Certificate of Posting
I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

DALLAS COUNTY
COUNTY CLERK
JOHN H. WARREN

SEP 12 AM 10:25

FILED

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

Notice of Foreclosure Sale

FILED
2017 SEP 12 PM 3:44

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Date: September 12, 2017

Deed of Trust ("Deed of Trust"):

Dated: May 26, 2012

Grantor: Kean Wortham and Michelle Bean-Wortham (incorrectly identified as Michelle Bean-Worsham in said Deed of Trust)

Trustee: Billy Wayne Crouch

Original Grantee: Yeldell and Company (a/k/a Clifford E. Yeldell)

Recorded: The Real Property Records of Dallas County, Texas, bearing instrument number 201200201384

Secures: Without limitation, that certain Real Estate Lien Note ("Note") dated May 26, 2012, executed by Grantor and evidencing indebtedness in the original principal amount of \$99,300.00 as further described therein, currently held by the Estate of Clifford E. Yeldell ("Lender").

Property: The "Property" as that term is further described in the Deed of Trust, including, without limitation, the property described on Exhibit "A" attached hereto.

Substitute Trustee: Brandon L. Hurwitz
David L. Campbell

Substitute Trustee
Address: Underwood Perkins, P.C.
Two Lincoln Centre
5420 LBJ Freeway, Suite 1900
Dallas, Texas 75240

Whereas, default has occurred in the payment of the indebtedness evidenced by the Note and Deed of Trust ("Indebtedness") and the same has been accelerated and is now wholly due and payable, and Lender, the current owner and holder of the Note and Beneficiary under the Deed of Trust, has authorized and directed the Substitute Trustee to post, file and mail appropriate notice and to sell the Property for application against the Indebtedness.

Now, Therefore, Notice is given that the Substitute Trustee will begin to sell the Property on Tuesday, October 3, 2017, between the hours of 10:00 a.m. and 1:00 p.m. local time on the north side of the George Allen Courts Building facing Commerce Street below the overhang, or at such other location as may be designated by the Dallas County Commissioners Court. The earliest time at which the sale will begin is 10:00 a.m.

The sale will be conducted as a public auction, and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit bid against the Indebtedness owed pursuant to the Note. Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

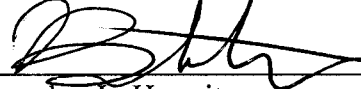
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released of public record 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.

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.

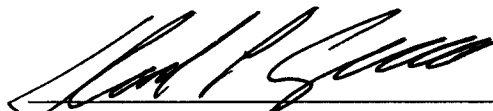
Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions will be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

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.

Substitute Trustee:



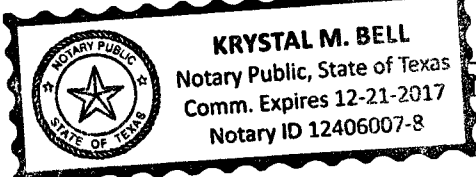
Brandon L. Hurwitz



David L. Campbell

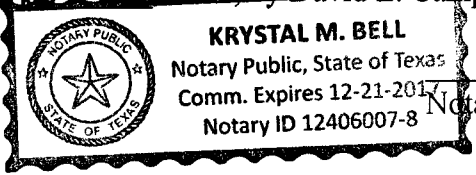
THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

This instrument was acknowledged before me on the 12th day of September, 2017, by Brandon L. Hurwitz, Substitute Trustee.

(Seal)  Krystal M. Bell
Notary Public, State of Texas

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

This instrument was acknowledged before me on the 12th day of September, 2017, by David L. Campbell, Substitute Trustee.

(Seal)  Krystal M. Bell
Notary Public, State of Texas

After Recording, Return To:
Brandon L. Hurwitz
Underwood Perkins, P.C.
Two Lincoln Centre
5420 LBJ Freeway, Suite 1900
Dallas, Texas 75240

Exhibit "A"

Lot 36, Block 2 of Bradford Park at High Pointe, Phase 1, an addition to the City of Cedar Hill, Dallas County, Texas, according to the Plat thereof recorded in Volume 85131, Page 3502, of the Map Records, Dallas County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County

Deed of Trust Dated: February 1, 1999

Amount: \$100,608.00

Grantor(s): CASSANDRA R JACKSON and NATHANIEL R JACKSON

Original Mortgagee: SOURCE ONE MORTGAGE SERVICES CORPORATION, A DELAWARE CORPORATION

Current Mortgagee: THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR- IN-INTEREST TO JP MORGAN CHASE, NA, AS TRUSTEE FOR NOMURA ASSET ACCEPTANCE CORPORATION REPERFORMING LOAN REMIC TRUST SERIES 2004-R3

Mortgagee Servicer and Address: c/o CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

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. 482416

Legal Description: BEING LOT 10R, IN BLOCK 4 OF REPLAT OF WATERFORD OAKS III, AN ADDITION TO THE CITY OF CEDDAR HILL, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 92156, PAGE 4938 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: October 3, 2017 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.

SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI, MARY MANCUSO OR JOHN PHILLIP MARQUEZ 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.

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.


Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-015198


SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI,
MARY MANCUSO OR JOHN PHILLIP MARQUEZ
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

2017 SEP 12 AM 11:41

FILED

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Dallas §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

ALL THAT PARCEL OF LAND IN DALLAS COUNTY, STATE OF TEXAS, AS MORE FULLY DESCRIBED IN DEED INST # 201000131229, BEING KNOWN AND DESIGNATED AS: TRACT I: LOT 1 OF TIMBER CREEK ESTATES, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 83097, PAGE 5263, MAP RECORDS, DALLAS COUNTY, TEXAS. TRACT II: NON-EXCLUSIVE EASEMENT AS DESCRIBED AND DELINEATED IN RECIPROCAL EASEMENT AGREEMENT FILED MAY 2, 1985 AND RECORDED IN/UNDER VOLUME 85087, PAGE 1691 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS. A.P.N.:16045000000010000

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **October 3, 2017**
Time: The sale shall begin no earlier than **10:00 AM** or no later than three hours thereafter.
Place: **Dallas** County Courthouse in **Dallas, Texas**, at the following location: the area designated by the Commissioners Court of **Dallas, Dallas County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust 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 refiled may be after the date originally scheduled for this sale.

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.

3. Terms of 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 Mortgagee of Record 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

1005199-1

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
FILED
SEP 11 PM 12:56

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 prior 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 of public record 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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. 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 sale granted by the Deed of Trust executed by **David Kenneth Paulsen and Helen Paulsen**.
5. Obligations Secured. The Deed of Trust is dated **March 15, 2013**, and is recorded in the office of the County Clerk of **Dallas** County, Texas, in/under **Document No. 201300100158, Official Public Records of Dallas County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$168,515.00**, executed by **David Kenneth Paulsen**, and payable to the order of **USAA Federal Savings Bank**.

Original Mortgagee: USAA Federal Savings Bank.

Current Mortgagee of Record: USAA Federal Savings Bank whose address is **8950 Cypress Waters Blvd., Coppell, TX 75019**.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

7. **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.**

Robertson Anschutz Veters
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED September 11, 2017.



David Garvin, Jack Beckman, Kelly Goddard, Bernice Young, 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, Chris Demarest, Substitute Trustee
c/o Robertson Anschutz Veters
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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 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: 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 July 23, 2007 and recorded in Document CLERK'S FILE NO. D20100034314 real property records of DALLAS County, Texas, with MARIA LOUISA SOTO, grantor(s) and WORLD SAVINGS BANK, FSB, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARIA LOUISA SOTO, securing the payment of the indebtednesses in the original principal amount of \$136,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

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: _____

DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

SEP 11 PM 12:26

FILED



NOS0000007010275

EXHIBIT "A"

LOT 10, BLOCK I, 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/PLAT RECORDS, DALLAS COUNTY, TEXAS.



NOS0000007010275