

**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:** September 05, 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 15, 2012 and recorded in Document CLERK'S FILE NO. 201200044921 real property records of DALLAS County, Texas, with TERRENCE BURKS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TERRENCE BURKS, securing the payment of the indebtednesses in the original principal amount of \$190,056.00, 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 05 2017 2:34 PM

FILED



NOS00000006911424

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DALLAS

**EXHIBIT "A"**

LOT 7 IN BLOCK B THE MEADOWS AT DANIEL FARM AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2005134, PAGE 118, PLAT RECORDS, DALLAS COUNTY, TEXAS.



NOS0000006911424

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

**Date:** September 05, 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 May 20, 2004 and recorded in Document VOLUME 2004103, PAGE 3238 real property records of DALLAS County, Texas, with KIMELY COLEMAN AND CHRISTOPHER COLEMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KIMELY COLEMAN AND CHRISTOPHER COLEMAN, securing the payment of the indebtednesses in the original principal amount of \$102,192.00, 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: \_\_\_\_\_

FILED  
JULIE E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2017 JUN 12 PM 3:31



NOS00000006392252

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DALLAS

**EXHIBIT "A"**

LOT 19, BLOCK T OF SILVER CREEK ESTATES SECOND INSTALLMENT AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72049, PAGE 2351. MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS00000006392252

Our File Number: 17-08686  
Name: CHAD CORNELISON, SINGLE MAN

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 24, 2014, CHAD CORNELISON, SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to GREGORY GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR NTFN, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201400328164, 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, SEPTEMBER 5, 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 1, BLOCK G OF D'VILLE ESTATES INSTALLMENT NO. 2, A SUBDIVISION IN THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 73054, PAGE 393 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 327 ANZIO DRIVE  
DUNCANVILLE, TX 75116  
Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION  
Noteholder: U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA STREET  
OWENSBORO, KY 42301

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 22 day of June, 2017.



Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Denise Boerner, Tim Lewis, Russell Stockman, 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, 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 F. WARENE

2017 JUN 22 PM 4:05

FILED

RTS

SELECT PORTFOLIO SERVICING, INC. (SPS)  
SWEENEY, JR., THOMAS H. AND DEBORAH K.  
1023 GREENBRIAR LANE, DUNCANVILLE, TX 75137

CONVENTIONAL  
Firm File Number: 14-018777

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 24, 2004, THOMAS H. SWEENEY, JR. AND WIFE, DEBORAH K. SWEENEY, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to ARGENT MORTGAGE COMPANY, LLC, as Trustee, the Real Estate hereinafter described, to ARGENT MORTGAGE COMPANY, LLC in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 3059982 Volume 2004180, Page 4799, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on June 19, 2017 under Cause No. DC-17-01348 in the Judicial District Court of Dallas COUNTY, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, September 5, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas 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 of Trustee's Sale was posted.

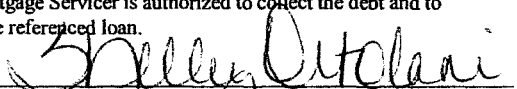
Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 7, BLOCK E OF SIXTH SECTION GREENBRIAR ESTATES, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82019, PAGE 1124, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 1023 GREENBRIAR LANE  
DUNCANVILLE, TX 75137  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2004-HE11, ASSET-BACKED CERTIFICATES SERIES 2004-HE11, 3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

FILED  
2017 JUL 10 AM 11:40  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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.

  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

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