

FILED

2017 AUG -9 PM 2: 58

**NOTICE OF SUBSTITUTE TRUSTEES FORECLOSURE SALE**

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

Pursuant to the terms of a Deed of Trust date December 18, 2014 by ASIF ALI, (Grantor) and executed by ASIF ALI and payable to Lender, DSA Partners I, Ltd. ("Deed of Trust"):

Dated: December 18, 2014

Grantor: ASIF ALI ("Grantor")

Original Trustee: John E. Gay

Lender: DSA Partners I, Ltd., a Texas Limited Partnership

Recorded in: The Real property records of Dallas County, Texas as Instrument number 201400250195.

Legal Description: Lot 1, in Block C, of the Estates of Escena, Addition, an Addition to the City of Irving, Dallas County, Texas according to the Amended Map or Plat thereof recorded in/under Clerk's File No. 201200059483 of the Map Records of Dallas County, Texas.

Secures: That Certain Promissory note ("Note") in the original principal amount of \$375,000.00, executed by ASIF ALI ("Borrower") and payable to the order of Lender.

Substitute Trustee: Michael R. Rake

Substitute Trustee's Address: P.O. Box 1556, Lake Dallas, TX, 75065

Foreclosure Sale:

Date: Tuesday, September 5, 2017

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: North Side of the George Allen Courts Building facing 600 Commerce Street below the overhang, or as designated by the County Commissioners.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that DSA Partners I, Ltd., a Texas Limited Partnership's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, DSA Partners I, Ltd., a Texas Limited Partnership, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of DSA Partners I, Ltd., a Texas Limited Partnership's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with DSA Partners I, Ltd., a Texas Limited Partnership's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If DSA Partners I, Ltd., a Texas Limited Partnership passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by DSA Partners I, Ltd., a Texas Limited Partnership. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.**

**Signed this 4<sup>th</sup> day of August, 2017.**

  
**Michael R. Rake, Attorney at Law**  
P.O. Box 1556  
Lake Dallas, TX 75065  
Tel. & Fax: 940-498-2103  
E-mail: [mrake1@mrakeattorney.com](mailto:mrake1@mrakeattorney.com)

FILED

**NOTICE OF ASSESSMENT LIEN SALE**

2017 AUG 15 PM 2:30

STATE OF TEXAS §  
COUNTY OF DALLAS §

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

WHEREAS, on or about June 14, 2017, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Carol Behrmann, the present owner of said real property, to Barrington Court Home Owners Association (the "Association"); and

WHEREAS, the said Carol Behrmann has 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, September 5, 2017, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 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 noon, and the sale will take place not later than three (3) hours after that time.

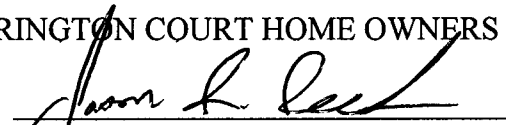
Said real estate is described as follows:

Unit 118, Building D, of Barrington County, a Condominium in the City of Irving, Dallas County, Texas together with an undivided interest in the common elements according to the Declaration recorded in Volume 85133, Page 2103, Condominium Records of Dallas County, Texas. Together with all supporting documents. (215 Cimarron Trail, Unit 6)

WITNESS my hand this 28 day of July, 2017

BARRINGTON COURT HOME OWNERS ASSOCIATION

By:

  
Jason R. Reed, Substitute Trustee  
Riddle & Williams, P.C.  
3710 Rawlins Street, Suite 1400  
Dallas, Texas 75219

The within notice was posted by me on the \_\_\_ day of \_\_\_\_\_, 2017, at the Dallas County Courthouse in Dallas, Texas.

# NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 1st day of November, 2006

Ana Martinez executed a Deed of Trust conveying to

Pat Doak a Trustee, the Real Estate hereinafter

described, to secure Couch Properties, LLP

Vol. 2004221, Page 395 in the payment of a debt therein described,  
said Deed of Trust being recorded in ~~Vol.~~ Page in the Deed of Trust 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 of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 5th day of September 2017, 19xx, beginning no earlier than 10:00 A M. and taking place not later than three (3) hours after that time, I will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in Dallas County, Texas, to the highest bidder for cash. The designated area for said county is located at the George Allan Courts Bldg. Dallas, Tx, Dallas County, Texas. Said Real Estate is described as follows: In the County of Dallas State of Texas:

Being the North 36 feet of Lot 2 and the South 28 feet of Lot 3 Helmer and Taldo Addition to the City of Irving, Tx., also known as 1045 French, Irving, Tx 75061

FILED  
2017 AUG 15 PM 12:06  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

WITNESS MY HAND this 15th day of August 2017

*Pat Doak*

Pat Doak Trustee.

## NOTICE OF FORECLOSURE SALE

FILED

2017 AUG 15 PM 4: 23

Notice is hereby given of a public foreclosure sale by Substitute Trustee.

1. Property to be Sold. All of the mortgaged property described in the Deed of Trust, real, personal, or mixed, including the real property described as follows:

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**See attached Exhibit "A"**

2. Type of Sale. The sale is a Deed of Trust lien foreclosure sale by Substitute Trustee being conducted pursuant to the power of sale granted by the Deed of Trust, Security Agreement and Assignment of Rents dated October 9, 2008 and filed January 12, 2009, as amended from time to time (referred to herein as "Deed of Trust") executed by Baek H. Choe and Paul Choe (hereinafter referred to as "Grantor"), to Daniel J. Neumeyer ("Trustee"), for the benefit of Comerica Bank ("Beneficiary"), recorded as Document No. 200900008574, real property records of Dallas County, Texas. The Co-Substitute Trustees are V. Charles Serafino, Mark Rechner, Thomas Sellers, Laird Lawrence, Susan Simpson, Edgar Quijada, and Scott Hayes.

3. Obligations Secured. 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 following: Note dated October 9, 2008, in the original principal amount of \$260,000.00 with Baek H. Choe as the borrower and payable to Beneficiary.

As of June 26, 2017, the total unpaid principal due, accrued but unpaid interest and late charges incurred on the Note totaled \$186,733.30, exclusive of attorneys' fees, collections cost and expenses incurred. The interest on the Note has continued to accrue at the rate set forth in the loan documents. In addition to the principal, accrued interest and late fees due, the Grantor, under the terms of the Note and the Deed of Trust, is liable for trustees' fees, attorneys' fees and expenses incurred by Comerica Bank in connection with the collection of this matter, as well as other indebtedness due Lender from Grantor.

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

Date: **September 5, 2017**

Time: **The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.**

Place: **The sale will take place on the North Side of the George Allen Courts Building facing 600 Commerce Street Below the overhang, or as designated by the County Commissioners.**

Comerica Bank reserves the right 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. Such reposting or refiling may be after the date originally scheduled for this sale.

5. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, credit, or in any manner the Trustee or Co-Substitute Trustee deems sufficient to obtain the best price. The Beneficiary reserves the absolute right to postpone, cancel or reschedule the sale at any time before the property is sold.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Questions concerning the sale may be directed to the undersigned, Victor C. Serafino, Vincent Serafino Geary Waddell Jenevein, P.C., 1601 Elm Street, Suite 4100, Dallas, Texas 75201, (214) 979-7413.

6. Default and Request to Act. Default has occurred under the Note and the Deed of Trust, and the Beneficiary has requested the undersigned, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE 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.

DATED: August 14, 2017.



V. Charles Serafino, Mark Rechner,  
Thomas Sellers, Laird Lawrence, Susan Simpson,  
Edgar Quijada, Scott Hayes  
Co-Substitute Trustees  
VINCENT SERAFINO GEARY WADDELL JENEVEIN, P.C.  
1601 Elm Street, Suite 4100  
Dallas, Texas 75201  
(214) 979-7400 Fax: (214) 979-7402

**EXHIBIT "A"**

**Legal Description**

Unit No. 300 in Building 1121 and its appurtenant undivided interest in and to the general and limited common elements of Hackberry Office II Condominiums, a condominium regime in the City of Irving, Dallas County, Texas, according to the Condominium Declaration, recorded in/under Volume 2004157, Page 5306 of the Real Property Records of Dallas, County, Texas, when taken with all amendments and/or supplements thereto.



## NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 16<sup>TH</sup> day of June, 2015, BETTER WAY ACQUISITIONS executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure N 2 DEEP, INC., in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201500161432 of the Deed of Trust 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 of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 5<sup>TH</sup> day of SEPTEMBER, 2017, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courthouse, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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

SEE ATTACHED EXHIBIT 'A'. ALSO KNOWN AS 3102 CORONADO STREET,  
IRVING, TX.

WITNESS MY HAND, the 15 day of AUGUST, 2017.

  
DARRIN W. STANTON, TRUSTEE

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 AUG 15 PM 2:11

FILED

**EXHIBIT "A"**

**BEING a part of Lots 15 and 16, Block 5, of the Second Installment of University Hills, and addition to the City of Irving, Dallas County, Texas, according to the Map thereof recorded in Volume 381, Page 1247, of the Map Records of Dallas County, Texas, and being a part of a tract of land described in a Deed to USA Stevens, of record in Volume 2002010, Page 9392, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:**

**BEGINNING at a point for corner in the Northeast right-of-way line of Coronado Street (50' right-of-way) at the most southern corner of said Lot 15, from which a 5/8" iron rod found for reference bears North 43 degrees 33 minutes 51 seconds East, a distance of 1.02 feet, said point also being in a curve to the right having a radius of 217.74 feet, a central angle of 30 degrees 08 minutes 59 seconds, and a chord which bears North 31 degrees 42 minutes 43 seconds West, a distance of 114.58 feet;**

**THENCE in a northwesterly direction along the Northeast right-of-way line of said Coronado Street, an arc distance of 114.58 feet to a 3/8 inch iron rod found for corner at the most western corner of said Stevens Tract, from which a 1/2 inch iron rod found for reference bears North 37 degrees 36 minutes 25 seconds East, a distance of 1.04 feet;**

**THENCE North 67 degrees 56 minutes 34 seconds East along the North line of said Stevens Tract, a distance of 146.22 feet to a fence post found for corner at the Northeast corner thereof and being in the East line of said Lot 16**

**THENCE South 16 degrees 43 minutes 31 seconds East along the East line of said Lots 16 and 15, a distance of 56.59 feet to a fence post found for corner at the most eastern corner of said Lot 15;**

**THENCE South 43 degrees 33 minutes 51 seconds West along the Southeast line of said Lot 15, a distance of 134.00 feet to the PLACE OF BEGINNING and containing 0.276 acres of land, more or less.**

NATIONSTAR MORTGAGE LLC (CXE)  
ABUSAAD, IBRAHIM M.  
1918 WEST NORTHGATE DRIVE, IRVING, TX 75062

CONVENTIONAL  
Firm File Number: 16-024980

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 11, 2008, IBRAHIM M. ABUSAAD AND LINA HUSSEIN, HUSBAND AND WIFE. AS JOINT TENANTS, as Grantor(s), executed a Deed of Trust conveying to TOMMY BASTIAN BARRETT BURKE WILSON CASTLE DAFFIN & FRAPPIER, LLP., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 20080395239, 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 Deed of Trust; 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 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.

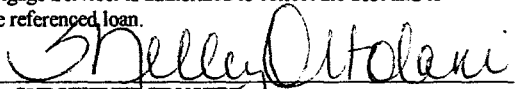
Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 86, BLOCK 6, OF NORTHGATE WEST ADDITION, NINTH INSTALLMENT, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 47, PAGE 157, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 1918 WEST NORTHGATE DRIVE  
IRVING, TX 75062  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

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.

FILED  
2017 AUG 14 PM 2:59  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

  
SUBSTITUTE TRUSTEE  
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, 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

**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 military service to the sender of this notice immediately.**

**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 January 14, 2005 and recorded in Document VOLUME 2005015, PAGE 06670 real property records of DALLAS County, Texas, with YONG S BARBER AND CHRISTOPHER L BARBER, grantor(s) and WORLD SAVINGS BANK, FSB, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by YONG S BARBER AND CHRISTOPHER L BARBER, securing the payment of the indebtednesses in the original principal amount of \$150,000.00, 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, JEFF FLEMING OR LAUREN CHRISTOFFEL  
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: \_\_\_\_\_

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 AUG 14 PM 3:04

FILED



NOS0000006942098

**EXHIBIT "A"**

BEING PART OF BLOCK 3A, ROGERS RE-SUBDIVISION OF THE D.A. REESE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN 10/449, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS THE SOUTH ONE-HALF OF LOT 6, BLOCK 3A, OF THE ROGER'S RE-SUBDIVISION, SECOND INSTALLMENT, AN ADDITION TO THE CITY OF IRVING, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN 16/25, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS0000006942098

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 05/25/2005  
**Grantor(s):** SALVADOR SEGURA AND DORA SEGURA A/K/A DORA NEL SEGURA, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ALETHES, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$98,876.00  
**Recording Information:** Book 2005108 Page 02513 Instrument 3376642  
**Property County:** Dallas  
**Property:** BEING LOT 7 IN BLOCK B OF SOUTH PARK ADDITION NO. 1, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN VOLUME 175, PAGE 2032, MAP RECORDS, DALLAS COUNTY, TEXAS  
**Reported Address:** 120 SOUTH PARK LANE, IRVING, TX 75060

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Ocwen Loan Servicing, LLC  
**Mortgage Servicer:** Ocwen Loan Servicing, LLC  
**Current Beneficiary:** Ocwen Loan Servicing, LLC  
**Mortgage Servicer Address:** 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of September, 2017  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.  
**Substitute Trustee(s):** 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

DALLAS COUNTY  
COUNTY CLERK  
JOHN T. WARREN

AUG 11 PM 12:46