

**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: 2/6/2018
- 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 09/17/2003 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number, 2003200, Page 4912, with Etalcha Y. Jackson and Alton Charles Jackson Sr (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for KB Home Mortgage Company, an Illinois corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Etalcha Y. Jackson and Alton Charles Jackson Sr, securing the payment of the indebtedness in the original amount of \$141,034.00, 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, NA is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING LOT 25, BLOCK O, SPRING RIDGE PHASE ONE, AND ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2002212, PAGE 143, MAP RECORDS OF DALLAS COUNTY, TEXAS.

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 DEC 21 PM 12:30

FILED



4641587

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. Wells Fargo Bank, NA, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage  
3476 Stateview Blvd.  
Fort Mill, SC 29715

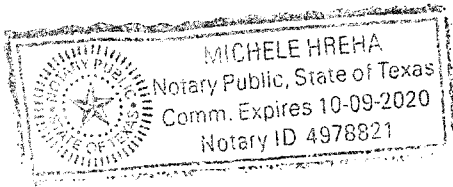
*Shelley Ortolani*

**SUBSTITUTE TRUSTEE**  
Shelley Ortolani, Mary Mancuso, Robert Ortolani,  
Michele Hreha, David Stockman, Brenda Wiggs,  
Denise Boerner, Guy Wiggs, Donna Stockman,  
Michelle Schwartz, Tim Lewis  
1320 Greenway Drive, Suite 300, Irving, TX 75038  
OR 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 whose address is 1 Mauchly, Irvine, CA  
92618

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 20 day of December, 2017.



*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 \_\_\_\_\_, 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: \_\_\_\_\_

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: February 06, 2018

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 April 21, 2000 and recorded in Document VOLUME 2000081, PAGE 06449 real property records of DALLAS County, Texas, with CARLOS CASTELLANOS, grantor(s) and MORTGAGE FACTORY INC. DBA MORTGAGE DIRECT, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CARLOS CASTELLANOS, securing the payment of the indebtednesses in the original principal amount of \$67,899.00, 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. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A. AS TRUSTEE FOR REPERFORMING LOAN REMIC TRUST 2002-2 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

MICHAEL HARRISON, 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, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN THOMAS

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 DEC 11 PM 12:16

FILED



NOS00000007187206

**EXHIBIT "A"**

BEING LOT 12 IN BLOCK 2 OF HERITAGE PARK SUBDIVISION, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 70119, PAGE 1517 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000007187206