

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 February 17, 1996 and recorded in Document VOLUME 96049, PAGE 01161 real property records of DALLAS County, Texas, with SAMUEL PAUL AND REGINA L PAUL, grantor(s) and BANK ONE, TEXAS, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SAMUEL PAUL AND REGINA L PAUL, securing the payment of the indebtednesses in the original principal amount of \$24,935.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COASTAL FINANCIAL, LLC 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. MORTGAGE DEFAULT SERVICES, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MORTGAGE DEFAULT SERVICES
2608 WEST HOWESDALE ROAD
SPOKANE, WA 99208

MICHAEL HARRISON, 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: _____

2018 JAN -2 PM 3:10
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY



NOS00000007175599

EXHIBIT "A"

LOT 13, BLOCK 1, RUSHING GREEN AT HIGH POINTE, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP THEREOF RECORDED IN VOLUME 85089, PAGE 2554, OF THE MAP RECORDS, OF DALLAS COUNTY, TEXAS.



NOS0000007175599

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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 17, 2013 and recorded in Document CLERK'S FILE NO. 201300124255 real property records of DALLAS County, Texas, with TRACIE D NANCE AND DAVID R. NANCE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TRACIE D NANCE AND DAVID R. NANCE, securing the payment of the indebtednesses in the original principal amount of \$117,826.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST GUARANTY MORTGAGE CORPORATION 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
440 S. LASALLE ST. 20TH FLOOR
CHICAGO, IL 60605

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

Certificate of Posting

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

2018 JAN -2 PM 3: 10
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY



NOS00000007190226

EXHIBIT "A"

BEING LOT 22 IN BLOCK 1, OF REPLAT OF CEDAR CREST ADDITION, PHASE 1, AN ADDITION TO CITY OF CEDAR HILL, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 88092, PAGE 735, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 97116, PAGE 2432, REAL PROEPRTY RECORDS, DALLAS COUNTY, TEXAS.



NOS00000007190226

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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WHEREAS, on **10/18/2004**, **MARCY BRAWLEY, A SINGLE WOMAN**, executed a Deed of Trust conveying to **MICHAEL L. RIDDLE** as Trustee, the Real Estate hereinafter described, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR KELLNER MORTGAGE INVESTMENTS I, LTD, ITS SUCCESSORS AND ASSIGNS**, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 3111339, Volume 2004209, Page 07186, 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 had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/6/2018** beginning not earlier than **10:00 AM**, or not later than three hours thereafter, I will sell said Real Estate in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area 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 at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

BEING LOT 35, IN BLOCK A OF WATERFORD OAKS WEST, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2002202, PAGE 117 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: **103 MELODY CIRCLE, CEDAR HILL, TX 75104**
Mortgage Servicer: **Caliber Home Loans, Inc.**
Mortgage Servicer Address: **13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134**
Reinstatement Line: **(800) 401-6587**
Noteholder: **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**

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.

WITNESS MY HAND this day, 12/28/2017 *Shelley Ortolani*

When recorded please return to:
Caliber Home Loans, Inc. – Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Shelley Ortolani, Mary Manguso, Robert Ortolani, Michele Hreha, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, 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

2017 DEC 28 PM 4:19

FILED



4642411

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/26/2004

Grantor(s)/Mortgagor(s):
ABRAHAM ALVIN MCGILL, JR., AN
UNMARRIED MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. MERS IS A SEPARATE
CORPORATION THAT IS ACTING SOLELY
AS A NOMINEE FOR AXIOM FINANCIAL
SERVICES, A DIVISION OF ACCREDITED
HOME LENDERS, INC., A CALIFORNIA
CORPORATION

Current Beneficiary/Mortgagee:
Deutsche Bank National Trust Company, as
Trustee, in trust for the registered holders of
Morgan Stanley ABS Capital I Inc. Trust 2004-
HE6, Mortgage Pass-Through Certificates, Series
2004-HE6

Recorded in:
Volume: 2004094
Page: 07694
Instrument No: 2887443

Property County:
DALLAS

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

Legal Description: LOT 2, BLOCK D, SPRINGFIELD ADDITION, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86045, PAGE 2965, MAP RECORDS, DALLAS COUNTY, TEXAS.

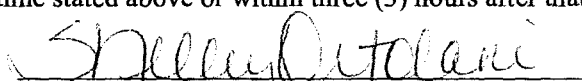
Date of Sale: 2/6/2018

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):
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 Deanna Segovia
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

2018 JAN -4 PM 3:49
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
FILED

MH File Number: TX-13-21058-FC
Loan Type: Conventional Residential

FILED

2018 JAN -9 PM 2: 19

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 9 - Phase Two, filed of record on July 18, 2002 under Instrument No. 200201912334, of the Official Public Records of Dallas County, Texas including any amendments thereof or supplements thereto (hereinafter referred to as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Property Owners Association of Lake Ridge, on January 15, 2014, April 19, 2016 and April 17, 2017, sent notice of default in payment of assessments to **GENEIS PRIORITIES**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **GENEIS PRIORITIES**, have continued to default in the payment of their indebtedness to Property Owners Association of Lake Ridge and the same is now wholly due, and Property Owners Association of Lake Ridge, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Property Owners Association of Lake Ridge.

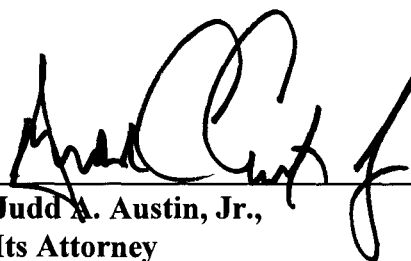
NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of February, 2018, between 10:00 a.m. and 4:00 p.m., **Property Owners Association of Lake Ridge** will sell the herein described real estate (including any improvements thereon) at public auction at the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and any statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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.

WITNESS my hand this 9th day of January, 2018.

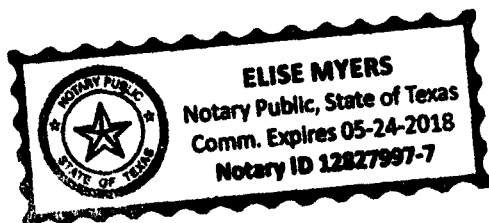
**PROPERTY OWNERS ASSOCIATION
OF LAKE RIDGE**

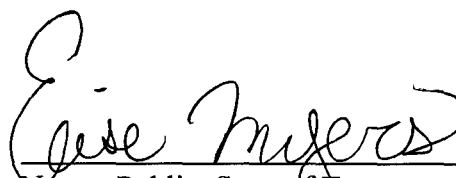
By: 
Judd A. Austin, Jr.,
Its Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, Jr., attorney for Property Owners Association of Lake Ridge, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, this 9th day of January, 2018.




Notary Public, State of Texas

PREPARED BY:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

EXHIBIT "A"

Being Lot 1558, LAKE RIDGE SECTION 21, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Plat thereof recorded in Volume 2002163, Page 17, of the Plat Records, Dallas County, Texas (the "Property").