

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 August 07, 2009 and recorded in Document CLERK'S FILE NO. 200900232249 real property records of DALLAS County, Texas, with JERRY L. SCALES III, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (:MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JERRY L. SCALES III, securing the payment of the indebtednesses in the original principal amount of \$60,877.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

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



NOS00000007138159

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DALLAS

EXHIBIT "A"

LOT 32, IN BLOCK E, OF HOLLYWOOD PARK SUBDIVISION, SECTION TWO, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86160, PAGE 2207, PLAT RECORDS, DALLAS COUNTY, TEXAS.



NOS00000007138159

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, pursuant to that one certain Deed of Trust hereinafter referred to as the “Deed of Trust” dated March 23, 2017, which was executed by WW Real Estate Development, LLC d/b/a WW R E D, LLC, hereinafter referred to as the “Mortgagor”, said Mortgagor conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the “Property” which is situated in Dallas County, Texas, to Michael E. Gillman, as Trustee, hereinafter referred to as the “Trustee” and thereafter the aforesaid Deed of Trust was duly recorded under Doc #201700103012 of the Official Public Records of Dallas County, Texas; said Property is described as follows:

Lot Twenty (20), Block A of FIRST SECTION OF GREENBRIAR ESTATES, an addition to the City of Duncanville in Dallas County, Texas, according to the map or plat thereof recorded in Volume 78208, Page 832 of the Map Records of Dallas County, Texas, and known as 1503 Shady Tree Place, Duncanville, Texas 76137

together with all improvements thereon and further includes all other property set forth in the aforesaid Deed of Trust, to secure the payment of (1) one certain Real Estate Lien Note dated March 23, 2017, in the original principal amount of \$223,300.00, which was executed by Mortgagor and payable to the order of Wildcat Lending Fund One, LP, for the benefit of Wildcat Lending Fund One, LP hereinafter referred to as the “Beneficiary”;

WHEREAS, the Beneficiary has duly appointed in writing per an Appointment of Substitute Trustee dated January 3, 2018, duly recorded under Doc #201800003220 in the Official Public Records of Dallas County, Texas, **Timothy Micah Dortch and/or Luisa Ulluela** as Substitute Trustees under the aforesaid Deed of Trust; and

DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

2018 JAN -4 PM 3:47

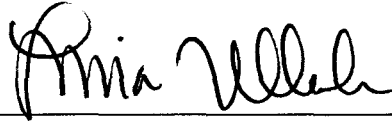
FILED

WHEREAS, the aforesaid Note and Deed of Trust are in default and the entire unpaid balance thereof is due and payable and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

WHEREAS, the Beneficiary has directed said Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days notice and the recording of a Notice in the Dallas County Clerk's Office giving the time, place, and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, **Timothy Micah Dortch** and/or **Luisa Ulluela** (Cooper & Scully, P.C., 900 Jackson St., Suite 100, Dallas, Texas 75202), Substitute Trustee, hereby give notice that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid Deed of Trust, at the last known address of such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash on the **NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING 600 COMMERCE STREET BELOW THE OVERHANG**, or as designated by the Commissioner's Court for the conducting of trustee sales, in the City of Dallas, Dallas County, Texas, at a time no earlier than 10:00 o'clock a.m., or within three hours after that time, but in no event will such sale occur beyond 2:00 o'clock p.m., on the first Tuesday in **FEBRUARY**, the same being the **6th day of FEBRUARY, 2018**.

EXECUTED on the 4th day of January, 2018.

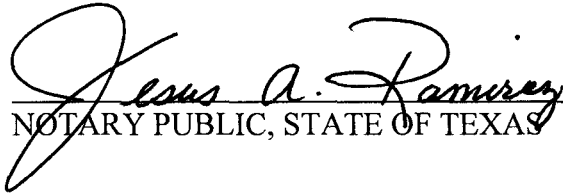


LUISA ULLUELA, Substitute Trustee

THE STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on January 4, 2018 by Luisa Ulluela.



NOTARY PUBLIC, STATE OF TEXAS

