

FILED

2018 JAN 11 AM 11:34

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX09000005-17-2S

APN 42073500030120000

TO No 170115913-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 28, 2015, GRANT MATTHEW LAYTON A SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for PRIMELENDING, A PLAINSCAPITAL COMPANY, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$259,350.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on July 30, 2015 as Document No. 201500201818 in Dallas County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 42073500030120000

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **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** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **FREEDOM MORTGAGE CORPORATION**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

36165 A

TS No TX09000005-17-2S

APN 42073500030120000

TO No 170115913-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, February 6, 2018 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Dallas County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and **FREEDOM MORTGAGE CORPORATION's** election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and **FREEDOM MORTGAGE CORPORATION's** rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 15 day of December, 2017.

Frederick Britton
By: 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(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX09000005-17-2S

APN 42073500030120000

TO No 170115913-TX-RWI

EXHIBIT "A"

LOT 12, BLOCK 3/0735 OF FLOYD TERRACE ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 41, PAGE 7, MAP RECORDS, DALLAS COUNTY, TEXAS.

C&S No. 44-17-5740 / FHA / No
Freedom Mortgage Corporation

NOTICE OF TRUSTEE'S SALE

FILED
2018 JAN 16 AM 10:55
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: March 30, 2015

Grantor(s): James R Fox, a single man

Original Trustee: Kent Davis

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Academy Mortgage Corporation, its successors and assigns

Recording Information: Clerk's File No. 201500078081, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

LOT 2, BLOCK 31, CANYON CREEK COUNTRY CLUB NO. 1, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 50, PAGE 145 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: 02/06/2018 **Earliest Time Sale Will Begin:** 1:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

44-17-5740
DALLAS



4643866

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 11th day of January, 2018.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

Annarose Harding
Annarose Harding, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

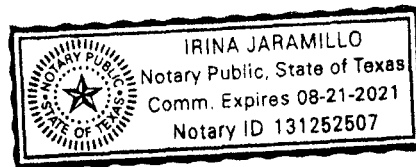
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose Harding as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 11th day of January, 2018.

Irina Jaramillo
Notary Public
Signature



Posted and filed by: _____

Printed Name: _____

C&S No. 44-17-5740 / FHA / No
Freedom Mortgage Corporation

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.

Date of Security Instrument: May 9, 2017

Grantor(s): L/R Louie & Rianna Solutions, Inc., A Texas Corporation

Original Mortgagee: D&A Alvarez Group, LLC, A Texas Limited Liability Company

Recording Information: Instrument No. 201700140494, Official Public (Deed) Records of Dallas County, Texas.

Current Mortgagee: D&A Alvarez Group, LLC, A Texas Limited Liability Company

Mortgage Servicer: Pursuant to any Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to any 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.

Date of Sale: February 6, 2018

Time of Sale: 1:00 p.m. or not later than three hours after that time.

Place of Sale: THE OUTSIDE AREA ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2018 JAN 12 PM 2:29

FILED



Legal Description of property to be sold:

LOT 2, BLOCK 165, RICHARDSON HEIGHTS ADDITION, INSTALLMENT NO. 15, FIRST SECTION, AN ADDITON TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 49, PAGE 105, MAP RECORDS, DALLAS COUNTY, TEXAS. SAVE & EXCEPT: THAT PORTION OF LAND ALONG THE REAR OF SAID LOT DEEDED TO THE CITY OF RICHARDSON, TEXAS, FOR ALLEY PURPOSES, DATED OCTOBER 8, 1965, FILED FEBRUARY 10, 1966, RECORDED IN VOLUME 755, PAGE 1640, DEED RECORDS OF DALLAS COUNTY, TEXAS.

Terms of sale: Cash



Mariah M. Gagnon
Substitute Trustee
PRATT AYCOCK, LTD.
1124 Glade Road, Suite 100
Colleyville, Texas 76034

After recording return to:

PRATT AYCOCK, LTD.
Attn: Mariah M. Gagnon
1124 Glade Road, Suite 100
Colleyville, Texas 76034

Notice of Foreclosure Sale

December 22, 2017

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

2018 JAN 10 PM 2:19

FILED

Deed of Trust ("Deed of Trust"):

Dated: March 16, 2012

Grantor: Nolvia Castro, Dency Castro and Nancy Alcerro

Trustee: William M. Woodall

Lender: Miguel Silva

Recorded in: Document #201200078432 of the real property records of Dallas County, Texas.

Secures: The Note in the original principal amount of \$115,500.00, executed by Nolvia Castro, Dency Castro and Nancy Alcerro ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as: LOT 4, BLOCK 16, OF GREENWOOD HILLS ADDITION, INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43,PAGE 147, MAP RECORDS, DALLAS COUNTY, TEXAS; MORE COMMONLY KNOWN AS 806 BRENTWOOD LANE, RICHARDSON, TX 75080.

Substitute Trustee: David L. Kane

Substitute Trustee's Address: 5301 Village Creek Drive, Suite D, Plano, Texas, 75093

Foreclosure Sale:

Date: Tuesday, February 6, 2018

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; 600 Commerce Street,
Dallas, Texas 75202

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
Miguel Silva'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, Miguel Silva, 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 Miguel Silva's election to proceed against and sell both the real property and any
personal property described in the Deed of Trust in accordance with Miguel Silva'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 Miguel Silva 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.

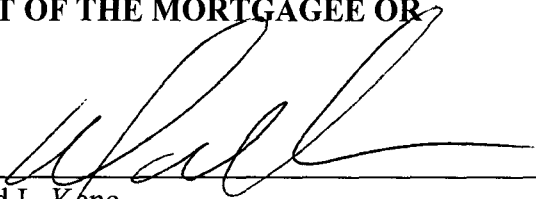
The Foreclosure Sale will be made expressly subject to any title matters set forth in the
Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will
necessarily be made subject to all prior matters of record affecting the Property, if any, to the
extent that they remain 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
Miguel Silva. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



David L. Kane
5301 Village Creek Drive, Suite D
Plano, Texas 75093
Telephone (972) 665-0055
Telecopier (972) 665-0100