

FILED

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

2017 NOV 30 PM 12:02

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

TS#: 17-19375

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/19/2007, ELAINE SHARPE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of HILL GILSTRUP, P.C., as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for FIDELITY HOME MORTGAGE CORP, A CORP , its successors and assigns , as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$109,137.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for FIDELITY HOME MORTGAGE CORP, A CORP , its successors and assigns , which Deed of Trust is Recorded on 9/24/2007 as Volume 20070342856, Book , Page , LOAN MODIFICATION AGREEMENT IN INSTRUMENT NO. 201500168041, DATED 06/17/2015, RECORDED 06/29/2015 in Dallas County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 11, BLOCK F, EIGHTH INSTALLMENT OF HARBOR LAKES WEST, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72157, PAGE 1371, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS

Commonly known as: **2229 BISLAYNE DRIVE W, IRVING, TX 75060**

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 **Shelley Ortolani, Mary Mancuso, 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**

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 Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has



4639526

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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 1/2/2018 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Dallas County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place 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: **North side of George Allen Courts Bldg, facing Commerce Street, 600 Commerce Street, Dallas, TX 75202**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagees to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.


If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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.

WITNESS, my hand this 11/27/2017



By: Substitute Trustee(s)

Shelley Ortolani, Mary Mancuso, 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

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.***

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: LOT 4, BLOCK "1", MILLSWOOD SQUARE, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 77195, PAGE 1545, MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/31/2015 and recorded in Document 201500205829 real property records of Dallas County, Texas.

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

Date: 01/02/2018
Time: 01:00 PM
Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by JOSEPH LYNN JOHNSON, provides that it secures the payment of the indebtedness in the original principal amount of \$208,681.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Dallas Federal Credit Union is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is Dallas Federal Credit Union c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

[Signature]
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

[Signature]
CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

FILED
2017 NOV -9 PM 12:36
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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: January 02, 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 March 24, 2008 and recorded in Document CLERK'S FILE NO. 20080106011; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201600205821 real property records of DALLAS County, Texas, with JANICE J. MARKS AND THEODORE MARKS, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JANICE J. MARKS AND THEODORE MARKS, securing the payment of the indebtednesses in the original principal amount of \$136,818.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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. 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 D. VESTAL, 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, MARK BULEZIUK, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON
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.

Declarants Name: _____
Date: _____
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2017 NOV 13 PM 3:27

FILED



NOS0000007140007

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN THE CITY OF IRVING, DALLAS COUNTY, TEXAS, AND BEING PART LOT 22, OF IRVING TRUCK TRACTS ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 40, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING 1/2" IRON ROD FOUND IN THE EAST LINE OF TIPTON ROAD, SAID IRON ROD BEING 118.0' SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF WEST SEVENTH STREET WITH THE EAST LINE OF TIPTON ROAD.

THENCE S 89 DEG 26' 30" E (REFERENCE BEARING PER DEED) ALONG THE SOUTH LINE OF A TRACT OF THE IRVING PENTECOSTAL HOLLINESS CHURCH, PASSING A 1/2" IRON ROD SET AT 132.6' AND FOR A TOTAL DISTANCE OF 152.20' TO A POINT, IN THE WEST LINE OF A TRACT OF LAND TO G.S. MELTON.

THENCE S 15 DEG 26' 41" W 28.0' AND S 02 DEG 18' 41" E A DISTANCE OF 51.0' WITH THE WEST LINE OF SAID MELTON TRACT TO A POINT AT THE NORTHEAST CORNER OF A TRACT OF LAND TO JAVIER JIMENEZ AS RECORDED IN VOLUME 20000 PAGE 3686, DEED RECORDS DALLAS COUNTY, TEXAS.

THENCE N 89 DEG 26' 30" W (N 88 DEG 26' 30" W DEED) WITH THE NORTH LINE OF SAID JIMENEZ TRACT A DISTANCE 146.80' TO A 3/8" IRON ROD FOUND IN THE EAST LINE OF SAID TIPTON ROAD.

THENCE NORTH WITH THE EAST LINE OF SAID TIPTON ROAD A DISTANCE OF 78.0' TO THE POINT OF BEGINNING AND CONTAINING 0.26 ACRES OF LAND, MORE OR LESS.



NOS000000714007

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.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2017 NOV 22 PM 3:34

FILED

1. **Date, Time, and Place of Sale.**

Date: January 02, 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 May 11, 2007 and recorded in Document CLERK'S FILE NO. 20070178571 real property records of DALLAS County, Texas, with TINY P HALL-TAYLOR AND MICHAEL L TAYLOR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TINY P HALL-TAYLOR AND MICHAEL L TAYLOR, securing the payment of the indebtednesses in the original principal amount of \$125,530.00, 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, 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, MARK BULEZIUK, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON

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: _____



NOS00000007025489

0000007025489

DALLAS

EXHIBIT "A"

LOT 9, BLOCK O, SECOND INSTALLMENT OF PLYMOUTH PARK NORTH NO. 6, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 969, PAGE 335, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS



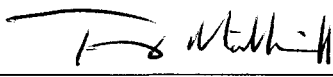
NOS0000007025489

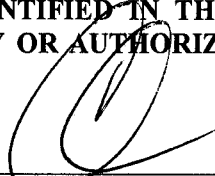
NOTICE OF FORECLOSURE SALE

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. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/01/2006 and recorded in Document 20070184556 real property records of Dallas County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 01/02/2018
Time: 01:00 PM
Place: Dallas County Courthouse, Texas, at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by DENNIS BRITO AND TONYA J BRITO, provides that it secures the payment of the indebtedness in the original principal amount of \$115,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-3, ASSET-BACKED CERTIFICATES, SERIES 2007-3 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-3, ASSET-BACKED CERTIFICATES, SERIES 2007-3 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-3, ASSET-BACKED CERTIFICATES, SERIES 2007-3 obtained a Order from the US District Court, Northern District on 09/08/2017 under Cause No. 3:17-cv-01943-G-BN. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


~~CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman~~
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2017 NOV 29 PM 3:00

FILED

Exhibit "A"

File Number: 101036

Description:

The land referred to herein is situated in the State of Texas, County of Dallas described as follows:

LOT 4, BLOCK 24, OF PLYMOUTH PARK ADDITION NO. 4, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 21, PAGE 211, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. SAVE AND EXCEPT A PART OF SAID LOT 4 CONVEYED BY RIGHT OF WAY DEED FROM MILTON W. HATHAWAY ET UX JANE G. HATHAWAY TO STATE OF TEXAS, DATED FEBRUARY 26, 1955, FILED MAY 25, 1955 AND RECORDED IN THE DEED RECORDS OF DALLS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

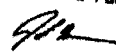
BEGINNING AT THE NORTH CORNER OF SAID LOT 4 IN THE FORMER SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 183 (AIRPORT FREEWAY);

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 5 FOR A DISTANCE OF 180.00 FEET TO A 3/8 INCH ROD FOUND FOR CORNER IN THE EXISTING SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 183;

THENCE WEST ALONG THE SAID EXISTING SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 183 FOR A DISTANCE OF 14.00 FEET TO A 1/2 INCH IRON ROD FOR CORNER IN THE WEST LINE OF SAID LOT 4 AND THE INTERSECTION OF THE EAST LINE OF A 15.00 FOOT WIDE ALLEY WITH THE SAID SOUTH LINE OF STATE HIGHWAY NO. 183;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SAID WEST LINE OF LOT 4 FOR A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

APN:

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

John F. Warren, County Clerk
Dallas County TEXAS
May 23, 2007 02:10:11 PM
FEE: \$98.00
20070184556

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/28/2003
Grantor(s): Kenneth Len Sautter and wife, Sandra Ann Sautter and husband
Original Mortgagee: AAMES FUNDING CORP., DBA AAMES HOME LOAN
Original Principal: \$84,000.00
Recording Information: Book 2003115 Page 07817 Instrument 2385770
Property County: Dallas
Property: LOT 47, OF WESTERN HILLS ADDITION NO. 2, AN ADDITION TO THE CITY OF IRVING, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 37, PAGE 9, MAP RECORDS, DALLAS COUNTY, TEXAS.
Reported Address: 2612 HELMET STREET, 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: Deutsche Bank National Trust Company, As Trustee for CDC Mortgage Capital Trust 2003-HE3, Mortgage Pass-Through Certificates, Series 2003-HE3
Mortgage Servicer: Ocwen Loan Servicing, LLC
Current Beneficiary: Deutsche Bank National Trust Company, As Trustee for CDC Mortgage Capital Trust 2003-HE3, Mortgage Pass-Through Certificates, Series 2003-HE3
Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of January, 2018
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): Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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 Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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 F. WARREN

2017 NOV 30 PM 12:02

FILED

CAUSE NO. DC-17-10740

IN RE: ORDER FOR FORECLOSURE
CONCERNING 2612 HELMET STREET,
IRVING, TX 75060 UNDER TEX. R. CIV.
PROC. 736

IN THE DISTRICT COURT

PETITIONER:

OCWEN LOAN SERVICING, LLC AS
SERVICING AGENT FOR DEUTSCHE
BANK NATIONAL TRUST COMPANY,
AS TRUSTEE FOR CDC MORTGAGE
CAPITAL TRUST 2003-HE3,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2003-HE3

DALLAS COUNTY, TEXAS

RESPONDENT(S):

KENNETH LEN SAUTTER, SANDRA
ANN SAUTTER

101ST DISTRICT COURT

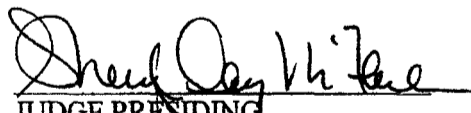
DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Kenneth Len Sautter, whose last known address is 8355 Harwood Rd Apt 2313, N Richlnd Hls, TX 76180 and Sandra Ann Sautter, whose last known address is 2612 Helmet Street, Irving, TX 75060. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 2612 Helmet Street, Irving, TX 75060 with the following legal description:

LOT 47, OF WESTERN HILLS ADDITION NO. 2, AN ADDITION TO
THE CITY OF IRVING, TEXAS, ACCORDING TO THE MAP
RECORDED IN VOLUME 37, PAGE 9, MAP RECORDS, DALLAS
COUNTY, TEXAS

4. The lien to be foreclosed is indexed or recorded at Volume: 2003115, Page: 07817, Instrument Number: 2385770 and recorded in the real property records of Dallas County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 25 day of Oct., 2017.


JUDGE PRESIDING