

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF DALLAS

Deed of Trust Date:
FEBRUARY 26, 2015

Property address:
14734 BROADVIEW DR
BALCH SPRINGS, TX 75180

Grantor(s)/Mortgagor(s):
JULIO C. GONZALEZ SANCHEZ AND OLGA D.
GONZALEZ, HUSBAND AND WIFE

LEGAL DESCRIPTION: BEING LOT 28, BLOCK M,
SPRING RIDGE PHASE TWO A, AN ADDITION TO THE
CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN VOLUME
2004185, PAGE 71, MAP RECORDS OF DALLAS
COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS A NOMINEE FOR EVERETT
FINANCIAL, INC., D/B/A SUPREME LENDING, its
successors and assigns

Earliest Time Sale Will Begin: 1:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 07/03/2018

Recorded on: FEBRUARY 27, 2015

Original Trustee: SCOTT EVERETT

Property County: DALLAS
As Clerk's File No.: 201500048300

Substitute Trustee: MARINOSCI LAW GROUP, P.C.,
DAVID STOCKMAN, BRENDA WIGGS, DENISE
BOERNER, GUY WIGGS, DONNA STOCKMAN, TIM
LEWIS, MICHELLE SCHWARTZ, RUSSELL STOCKMAN,
KATHY ARRINGTON, RICK SNOKE

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
2018 MAY 31 PM 3:12

FILED

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.

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, KATHY ARRINGTON, RICK SNOKE as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday JULY 3, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter. 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 be conducted in the area of the Courthouse 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 in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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, 5-24-18

MARINOSCI LAW GROUP, PC

By: Keri Harelson
TIFFANY KING/KERI HARELSON
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Pamela Milliner, the undersigned officer, on this, the 24th day of May, 2018,
(insert name of notary)
personally appeared TIFFANY KING/KERI HARELSON, known to me, who identified herself/himself to be the
MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the
foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of
such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)

Pamela Milliner
Notary Public for the State of TEXAS

My Commission Expires: 12/7/19

Pamela Milliner
Printed Name and Notary Public



Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 18-06721

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

RTS-02114

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: July 03, 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 October 22, 2004 and recorded in Document VOLUME 2004212, PAGE 15180 real property records of DALLAS County, Texas, with PATRICIA BANKS, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PATRICIA BANKS, securing the payment of the indebtednesses in the original principal amount of \$110,670.00, 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 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 by the DALLAS County courthouse this notice of sale.

Declarants Name:

Date:

FILED
2018 MAY 21 PM 3:07
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY



NOS00000006704936

EXHIBIT "A"

LOT 6, BLOCK D OF SHEPHERD PLACE, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 87082, PAGE 5142, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS0000006704936

Jaime Montero & Ma Carmen Perez Barela
4301 Cochise Drive
Balch Springs, TX 75180

Sent Via Regular Mail and CMRR # 7015 3010 0001 3445 9384 on 6/11/18

American Estate and Trust LC FBO David Campbell ROTH IRA, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm, Attorney

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 1st, 2015, Jaime Montero and Ma Carmen Perez Barela executed a Deed of Trust conveying to J. Marc Hesse, P.C., as Trustee, the Real Estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201500266024, to which reference is made for all purposes.

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 has been and is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, July 3rd, 2018

Time: The sale shall begin no earlier than 10:00 am or no later than three hours thereafter

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

2. Property to be Sold:

BEING LOT 16, BLOCK 2, OF FIRST INSTALLMENT, SPRING OAKS ADDITION, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEROF RECORDED IN VOLUMEN 46, PAGE 43, MAP RECORDS, DALLAS COUNTY, TEXAS. ALSO KNOW AS 4301 Cochise Drive, Balch Spring, TX 75180.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, Ian Ghrist, 2735 Villa Creek Drive, Suite 140, Farmers Branch, Texas 75234

2018 JUN 12 PM 12:02
JOHN WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

FILED

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. The Substitute Trustee will not answer any questions about the property. Bidders are instructed not to inquire of the Substitute Trustee as to anything other than the information provided in this notice or to rely on or expect any answers to any questions outside of the information provided in this notice.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer is entitled to administer the foreclosure due to the fact that the servicer and the noteholder have entered into an agreement granting the current mortgage servicer authority to service the mortgage, the notices required under Section 51.002(b) of the Texas property code disclose that the mortgage servicer is representing the mortgagee under a servicing agreement with the mortgagee and the name of the mortgagee and the address of the mortgagee or the address of the mortgage servicer if there is an agreement granting a mortgage servicer the authority to service the mortgage. However, in this instance, the noteholder has expressly authorized this foreclosure despite any authorization also provided by the mortgage servicer.



Ian Ghrist, Substitute Trustee
Ghrist Law Firm
2735 Villa Creek Drive, Suite 140
Farmer's Branch, Texas 75234
(817) 778-4136

FILED

2018 JUN 12 PM 3:11

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about July 26, 2017, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Daniel Rodriguez, the present owner of said real property, to P Bluffs Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Daniel Rodriguez has continued to default in the payment of his indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, July 3, 2018, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 114 of Phase One of Pioneer Bluffs Phase One & Two, an addition to the City of Balch Springs, Dallas County, Texas, according to the Amended Plat thereof recorded in the Volume 200412, Page 276, of the Map Records of Dallas County, Texas (2633 Pioneer Bluffs Road)

WITNESS my hand this 7 day of June, 2018

P BLUFFS HOMEOWNERS ASSOCIATION, INC.

By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the ___ day of _____, 2018, at the Dallas County Courthouse in Dallas, Texas.