

FILED

2018 MAY 17 AM 10:27

**JOHN F. WARREN
COUNTY CLERK**

DALLAS COUNTY

BY

BYC

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

File Number: TX-18-9370-ED

Assert and protect your rights as a member of the armed forces of the United States. If you are serving on active military duty, including active military 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.

WHEREAS, on 9/25/2000, CSONGOR STELCZ AND LAURA STELCZ, HUSBAND AND WIFE , executed a Deed of Trust conveying to G. TOMMY BASTIAN as Trustee, the Real Estate hereinafter described, to BOMAC MORTGAGE HOLDINGS, L P, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 1147983, Volume 200189, Page 02456, 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 7/3/2018 beginning not earlier than 1:00 PM, 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 8, BLOCK V OF WOODRIDGE, PHASE 2D, AN ADDITION TO THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99129, PAGE 1377, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 5909 MEADOWCREST LANE, SACHSE, TX 75048
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 LSF8 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, May 17, 2018

Shelley Ortolani

John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Brent Graves, Wendy Lambert, Terry Waters, Shawn Schiller, Matthew Hansen, Logan Thomas, Russell Stockman, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington ,
Substitute Trustee



4658017

FILED

NOTICE OF ASSESSMENT LIEN SALE

2018 JUN 12 PM 3:10

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, on or about July 14, 2011, 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 Csongor Stelcz and Laura Stelcz, the present owners of said real property, to Woodbridge Association, Inc. (the "Association"); and

WHEREAS, the said Csongor Stelcz and Laura Stelcz have continued to default in the payment of their 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 8, Block V, of Woodbridge, Phase 2D, an addition to the City of Sachse, Dallas County, Texas, according to the Plat thereof recorded in Volume 99129, Page 1377, Map Records, Dallas County, Texas (5909 Meadowcrest Lane)

WITNESS my hand this 8 day of June, 2018

WOODBIDGE 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.

436G

FILED
DALLAS COUNTY
2/5/2015 3:27:16 PM
FELICIA PITRE
DISTRICT CLERK

CAUSE NO. DC-14-12275

000558

<p>IN RE: ORDER FOR FORECLOSURE CONCERNING</p> <p>5909 Meadowcrest Lane Sachse, TX 75048-3525</p> <p>UNDER TEX. R. CIV. PROC. 736</p> <p>AND CSONGOR STELCZ AND LAURA STELCZ</p>	<p>§</p> <p>§</p> <p>§</p> <p>§</p> <p>§</p> <p>§</p> <p>§</p> <p>§</p>	<p>IN THE DISTRICT COURT OF</p> <p>DALLAS COUNTY, TEXAS</p> <p>134TH JUDICIAL DISTRICT</p>
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ORDER FOR FORECLOSURE

On **October 20, 2014**, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action was presented to the Court. **Woodbridge Association, Inc.** (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 5909 Meadowcrest Lane, Sachse, Texas 75048-3525, and further described as follows:

Lot 8, Block V, of Woodbridge, Phase 2D, an addition to the City of Sachse, Dallas County, Texas, according to the Plat thereof recorded in Volume 99129, Page 1377, Map Records, Dallas County, Texas (5909 Meadowcrest Lane) (hereinafter the "Property").

The Court finds that the Association's Application for Foreclosure complies with Rule 736.1 of the Tex. R. Civ. Proc. and was properly served in accordance with Rule 736.4 of the Tex. R. Civ. Proc. The Court further finds that Respondents have not previously filed a response, and the return of service has been on file with the clerk of the Court for at least 10 days before the date of this Order. The Court finds that the name and last known address of each respondent is as follows:

Mr. Csongor Stelcz
5909 Meadowcrest Lane
Sachse, Texas 75048-3525

Mrs. Laura Stelcz
5909 Meadowcrest Lane
Sachse, Texas 75048-3525

Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute prima facie evidence of the truth of the matters alleged. The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Woodbridge (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondents' acquisition of the Property, Respondents agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article VI of the Declaration.
5. Article VI, Section 6.10 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article VI, Section 6.10 of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondents' ownership, Respondents have been assessed

maintenance fees in a non-discriminatory manner based on Respondents' ownership of the Property.

8. Article VI, Section 6.9 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of August 27, 2014, Respondents are 46 months in default in their obligations to the Association for a total of Three Thousand Seven Hundred and Twenty Dollars and Sixty Eight Cents (\$3,720.68).
10. Respondents have been notified of the amounts due and unpaid attributed to Respondents' failure to pay the assessments and other charges by notice letter dated April 30, 2009.
11. A Notice of Lien was filed on or about July 28, 2009, at Instrument Number 200900214862 in the office of the County Clerk of DALLAS County, Texas, and Respondents were notified of same by letter dated July 9, 2009.
12. The Association afforded Respondents thirty (30) days to cure the default pursuant to the July 9, 2009, letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

THE COURT THEREFORE GRANTS the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

IT IS THEREFORE ORDERED that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

IT IS FURTHER ORDERED that the Association shall send Respondents a copy of this Order with the notice of foreclosure sale sent to Respondents; and

IT IS FURTHER ORDERED that the Association may communicate with Respondents and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON

February 8, 2015


JUDGE PRESIDING

SELECT PORTFOLIO SERVICING, INC. (SPS)
CAMPBELL, LYNN AND TAMMY
5512 BRADFORD ESTATES COURT, SACHSE, TX 75048

CONVENTIONAL
Firm File Number: 15-021129

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 26, 2007, LYNN CAMPBELL AND TAMMY CAMPBELL, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to THOMAS F. VETTERS, as Trustee, the Real Estate hereinafter described, to PRIMELENDING, A PLAINSCAPITAL COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 20070044557, to which reference is herein 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 appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and


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 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 37, IN BLOCK A, OF WOODBRIDGE, PHASE 7A, AN ADDITION TO THE CITY OF SACHSE, DALLAS AND COLLIN COUNTIES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2002194, PAGE 10, PLAT RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 5512 BRADFORD ESTATES COURT
SACHSE, TX 75048
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE
HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-HE1 ASSET
BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-HE1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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.


SUBSTITUTE TRUSTEE
Shelley Ortolani, Michele Hreha, Robert Ortolani Mary
Mancuso or Francesca Ortolani
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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.

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2018 JUN 11 PM 1:45

FILED