



**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: June 05, 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 22, 1993 and recorded in Document VOLUME 93062, PAGE 6006; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 201300153238 real property records of DALLAS County, Texas, with JESSIE VICKERS AND STEPHANIE VICKERS, grantor(s) and INDEPENDENCE ONE MORTGAGE CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JESSIE VICKERS AND STEPHANIE VICKERS, securing the payment of the indebtednesses in the original principal amount of \$74,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
7105 CORPORATE DRIVE  
PLANO, TX 75024

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: \_\_\_\_\_

BY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY  
2018 MAY -7 PM 3:08

FILED



NOS0000005577051

0000005577051

DALLAS

**EXHIBIT "A"**

LOT 2 IN BLOCK 15 OF CARRIAGEHOUSE ESTATES NO. 5, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 81093, PAGE 2714, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS0000005577051

**FILED**

**NOTICE OF SUBSTITUTE TRUSTEE'S STATEMENT** **MAY 14 PM 1:03**

DATE: May 11, 2018

**JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY**

**DEED OF TRUST:**

Date: May 6, 2016

Grantor: CANDA VINSON

Beneficiary: BAY MOUNTAIN FUND I LLC

Trustee: BRUCE WAYNE CORLEY

Substitute Trustee: ROBERT E. BLACK, JIM MILLS,  
SUSAN MILLS, EMILY NORTHERN, BILL GIBSON, and ED  
HENDERSON, or any of them

Substitute Trustee's Address:

ROBERT E. BLACK  
2499 S. Capital of Texas Hwy, Ste. A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, BILL GIBSON, and ED  
HENDERSON  
P.O. Box 9932  
Austin, Travis County, Texas 78766  
(512) 340-0331

Recorded in: Document No. 201600125781 Real Property Records,  
Dallas County, Texas

**PROPERTY:**

BEING LOT 13, IN BLOCK 1, OF ALLEN ACRES ADDITION, AN ADDITION TO  
THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE  
MAP THEREOF RECORDED IN VOLUME 76151, PAGE 1669, OF THE MAP  
RECORDS OF DALLAS COUNTY, TEXAS.

Commonly known as 4829 Kelso Place, Garland, Texas 75043

**NOTE SECURED BY DEED OF TRUST:**

**Date:** May 6, 2016

**Original Principal Amount:** \$144,600.00

**Holder:** BAY MOUNTAIN FUND I, LLC

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 5<sup>th</sup> day of June, 2018.

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.):** 3<sup>rd</sup> day of October, 2017.

**PLACE OF SALE OF PROPERTY (including county):**

County Courthouse of Dallas County, Dallas, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**

*Susan Mills*

---

JIM MILLS, SUSAN MILLS, EMILY  
NORTHERN, BILL GIBSON, and ED  
HENDERSON  
P.O. Box 9932  
Austin, Travis County, Texas 78766  
(512) 340-0331

**FILED**

**2018 MAY 14 PM 12:57**

**JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE  
(MSCI 2007-IQ15 / Firewheel Village)**

May 14, 2018 (the "Effective Date")



Notice is hereby given that a Foreclosure<sup>1</sup> of the Property (defined below) will be held at the date, time and place specified in this notice.

**DATE OF SALE:** Tuesday, June 5, 2018 (the first [1<sup>st</sup>] Tuesday of that month).

**TIME OF SALE:** The earliest time at which the Foreclosure will occur is 10:00 a.m. (Dallas, Texas time). The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

**PLACE OF SALE:** The Foreclosure will take place at the location designated by the Commissioner's Court of Dallas County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Dallas County, Texas are typically conducted.

**INDEBTEDNESS PROMPTING SALE:** The Loan.<sup>2</sup>

**DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE:** The Deed of Trust.<sup>3</sup>

**PROPERTY BEING SOLD:** The Property, which has a street address of 3174-3178 Lavon Drive, Garland, Texas, in Dallas County, Texas.<sup>4</sup>

**ASSIGNMENTS/TRANSFERS; NOTEHOLDER:** Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,<sup>5</sup> Noteholder<sup>6</sup> is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the

<sup>1</sup> "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

<sup>2</sup> "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Promissory Note (as amended and/or modified), dated May 24, 2007, executed by Borrower (defined below), as maker, payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$10,400,000.00.

"**Borrower**" means Nexregen Firewheel, L.P., a Texas limited partnership.

"**Original Noteholder**" means Royal Bank of Canada, a Canadian chartered bank.

<sup>3</sup> "**Deed of Trust**" means that certain Deed of Trust, Security Agreement, Fixture Financing Statement and Assignment of Leases and Rents (as amended and/or modified), dated effective May 24, 2007, executed and delivered by Borrower, as grantor, to Stefan A. Zane, as trustee, for the benefit of Original Noteholder, as beneficiary, recorded as Instrument No. 20070189164 in the Real Property records in Dallas County, Texas, re-recorded as Instrument No. 20070252773 in the Real Property Records in Dallas County, Texas, covering, among other things, the Property.

<sup>4</sup> "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 3174-3178 Lavon Drive, Garland, Texas, in Dallas County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

<sup>5</sup> "**Loan Documents**" means the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

<sup>6</sup> "**Noteholder**" means Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2007-IQ15, acting by and through the Special Servicer (defined below).

Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party successor to Noteholder at any time after this Notice of Substitute Trustee's Sale has been posted in Dallas County, Texas (including just prior to the sale). You may contact the Substitute Trustee to determine whether the Loan Documents have been endorsed, assigned and/or transferred to a third-party successor to Noteholder and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

**TEXAS PROPERTY CODE § 51.0025 NOTICE:** Noteholder is currently acting by and through the Special Servicer,<sup>7</sup> and may be contacted at c/o the Special Servicer, 5221 N. O'Connor Blvd., Suite 800, Irving, Texas 75039, Attention: Mr. Steve Luther, (972) 868-5430 (telephone), (972) 868-5494 (telecopy).

**ACTIVE MILITARY DUTY NOTICE:** To 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.

**SUBSTITUTE TRUSTEES:** Pursuant to the Appointment,<sup>8</sup> the Substitute Trustees<sup>9</sup> were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this notice) may conduct the sale.

The Note matured on June 1, 2017. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at

<sup>7</sup> **"Special Servicer"** means C-III Asset Management LLC, a Delaware limited liability company (f/k/a Centerline Servicing Inc.), not individually but solely in its authorized capacity as special servicer pursuant to that certain Pooling and Servicing Agreement, dated August 1, 2007.

<sup>8</sup> **"Appointment"** means that certain Appointment of Substitute Trustees and Request to Act, dated January 3, 2018, recorded as Instrument No. 201800005755 in the Real Property Records in Dallas County, Texas.

<sup>9</sup> **"Substitute Trustees"** means each of the following:

Mark Weibel, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1111 (telephone), (214) 969-9221 (telecopy), Mark.Weibel@tklaw.com (email).

Dan Hopper, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1275 (telephone), (214) 999-1573 (telecopy), Dan.Hopper@tklaw.com (email).

David Lawrence, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1348 (telephone), (214) 999-1551 (telecopy), David.Lawrence@tklaw.com (email).

Jenna Reekie, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1778 (telephone), (214) 880-3234 (telecopy), Jenna.Reekie@tklaw.com (email).

Sam Murphy, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas Texas 75201, (214) 969-2523 (telephone), (214) 880-3298 (telecopy), Sam.Murphy@tklaw.com (email).

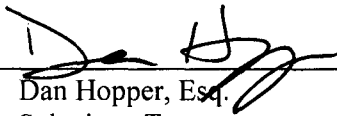


the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[Signature Follows]

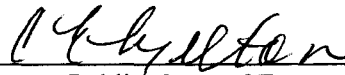
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

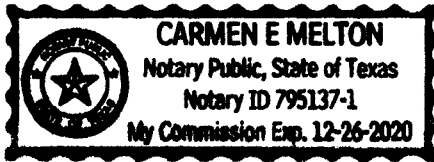
By:   
Name: Dan Hopper, Esq.  
Title: Substitute Trustee

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on May 14, 2018, by Dan Hopper, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]

  
Notary Public, State of Texas



**EXHIBIT "A"**

to  
Notice of Substitute Trustee's Sale

Real Property

**TRACT I: FEE SIMPLE**

LOT 1R-1, BLOCK 1 OF MID-CROSSING ADDITION REPLAT OF LOT 1, BLOCK 1, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded under Document No. 20070049223, Map Records, Dallas County, Texas

**TRACT II: EASEMENT ESTATE**

Non-exclusive easement contained in Declaration of Reciprocal Easements dated May 18, 2007, and filed of record on May 23, 2007, under Clerk's File Number 20070183507, Deed Records, Dallas County, Texas, and being more particularly described in said instrument.

EXHIBIT "A"

Securitization: MSCI 2007-IQ15

C-III Loan No.: 991069071

Borrower: Nexregen Firewheel, L.P.

Property: 3174-3178 Lavon Drive, Garland, Texas (Firewheel Village)

SELENE FINANCE LP (SLE)  
FERGUSON, ESTATE OF PHYLLIS  
513 CARAVACA, GARLAND, TX 75043

CONVENTIONAL  
Firm File Number: 17-028890

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 28, 2003, PHYLLIS E FERGUSON AKA PHYLLIS FERGUSON, AN UNMARRIED PERSON, as Grantor(s), executed a Deed of Trust conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A. 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 2479020 Volume 2003161, Page 03823, 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

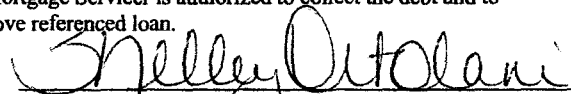
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, June 5, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant 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:

BEING LOT 40 IN BLOCK 11 OF LA PRADA NO. 1, AN ADDITION TO THE CITY OF GARLAND, TEXAS, ACCORDING TO THE MAP RECORDED IN VOL. 74013, PAGE 0603, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 513 CARAVACA  
GARLAND, TX 75043  
Mortgage Servicer: SELENE FINANCE LP  
Noteholder: WILMINGTON TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER  
TRUSTEE FOR THE OSAT BPL TRUST 2016-1  
9990 RICHMOND AVENUE  
SUITE 400S  
HOUSTON, TEXAS 77042

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.**

FILED  
2018 MAY 14 PM 1:15  
JOHN F. WARREN  
CLERK  
DALLAS COUNTY  
DEPUTY

Our File Number: 17-16296

Name: TIMOTHY A MURPHREE AND ASHLEY D MURPHREE, MARRIED TO EACH OTHER

**FILED**

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 5, 2005, TIMOTHY A MURPHREE AND ASHLEY D MURPHREE, MARRIED TO EACH OTHER, executed a Deed of Trust/Security Instrument conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 3264374, Volume 2005-145, Page 1229, in the DEED OF TRUST OR REAL PROPERTY records of DALLAS COUNTY, TEXAS; and also recorded on MAY 10, 2018, under County Clerk Number 20180510000569580, in the DEED OF TRUST OR REAL PROPERTY records of COLLIN COUNTY, TEXAS;

2018 MAY 14 AM 11:06  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

WHEREAS, an Order to Proceed with the Notice of Foreclosure Sale and Foreclosure Sale was entered on JANUARY 31, 2018, under Cause No. DC-17-16778 in the 298<sup>th</sup> Judicial District Court of DALLAS COUNTY, TEXAS;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 5, 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, I will sell said Real Estate at the County Courthouse in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. 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.

Said Real Estate is described as follows:

BEING LOT 13, BLOCK 1 OF THE OAKS AT STONEY CREEK NO.1, AN ADDITION TO THE CITY OF GARLAND, DALLAS AND COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 95026, PAGE 3967, MAP RECORDS, DALLAS COUNTY, TEXAS AND IN VOLUME I, PAGE 669, MAP RECORDS, COLLIN COUNTY, TEXAS.

**\*NOTICE OF SALE POSTED IN BOTH DALLAS AND COLLIN COUNTIES. SALE TO BE CRIED IN DALLAS COUNTY ONLY\***

Property Address: 1201 CREEKWOOD DRIVE  
GARLAND, TX 75044  
Mortgage Servicer: BANK OF AMERICA, N.A.  
Noteholder: BANK OF AMERICA, N.A.  
7105 CORPORATE DRIVE  
PLANO, TX 75024-4100

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.

**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 this 14 day of May, 2018.

*Michelle Schwartz by Donna Stockman*

Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Denise Boerner, Tim Lewis, Russell Stockman, Rick Snoke, Michelle Schwartz, Kathy Arrington, Substitute Trustees

c/o Marinosci Law Group, P.C.  
Marinosci and Baxter  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

RTS-02053

DEPUTY BY \_\_\_\_\_  
DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN  
2018 MAY 14 PM 12:08

**FILED**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DALLAS County**  
**Deed of Trust Dated:** February 25, 1998  
**Amount:** \$79,857.00  
**Grantor(s):** HEATHER B. HAAS

**Original Mortgagee:** HOME LOAN CORPORATION  
**Current Mortgagee:** CITIMORTGAGE, INC.

**Mortgagee Address:** CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

**Recording Information:** Document No. 61494 and re-recorded on 6/23/1998 under File No. 187863

**Legal Description:** LOT 9, BLOCK 1, OF PARK NORTH PATIO TOWNHOMES NO. 2, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 75046, PAGE 943, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

WHEREAS HEATHER B. HAAS is deceased.

**Date of Sale:** June 5, 2018 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** 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 Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JOHN BEZLEY OR 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, SHELLEY ORTOLANI, GUY WIGGS, RUSSELL STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON OR JOHN PHILLIP MARQUEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

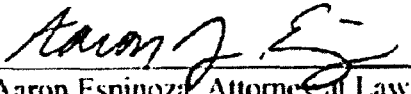
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

BY \_\_\_\_\_  
DEPUTY  
DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN  
2018 MAY 10 PM 4:03

**FILED**

  
Aaron Espinoza, Attorney at Law

HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-001600



JOHN BEZLEY OR 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,  
SHELLEY ORTOLANI, GUY WIGGS, RUSSELL STOCKMAN,  
DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER,  
DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ,  
MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT  
ORTOLANI, MARY MANCUSO, KATHY ARRINGTON OR JOHN  
PHILLIP MARQUEZ  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DALLAS County**  
**Deed of Trust Dated:** February 18, 2008  
**Amount:** \$77,952.14  
**Grantor(s):** BERNICE PARKER

**Original Mortgagee:** CITICORP TRUST BANK, FSB  
**Current Mortgagee:** CITIMORTGAGE, INC.

**Mortgagee Address:** CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

**Recording Information:** Document No. 20080070846

**Legal Description:** BEING LOT 4 IN BLOCK F OF MEADOWCREEK PARK, FIRST SECTION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 69010, PAGE 1621 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

WHEREAS BERNICE PARKER is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on March 8, 2018 under Cause No. DC-17-17534 in the 44th Judicial District Court of DALLAS County, Texas  
**Date of Sale:** June 5, 2018 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** 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 Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JOHN BEZLEY OR 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, SHELLEY ORTOLANI, GUY WIGGS, RUSSELL STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON OR JOHN PHILLIP MARQUEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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 Mortgagor, the Mortgagee or the Mortgagee's attorney.


**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

FILED  
2018 MAY 10 PM 4:03  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY



  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2017-005110



JOHN BEZLEY OR KENNY SHIREY, RICK MONTGOMERY,  
CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN,  
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PHILLIP MARQUEZ  
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**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

**FILED**

**2018 MAY 14 PM 12:09**

**JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, TONI LYNN JONES, A SINGLE PERSON delivered that one certain Deed of Trust dated JUNE 28, 2007, which is recorded in INSTRUMENT NO. 20070249451 of the real property records of DALLAS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$88,600.00 payable to the order of BANK OF OKLAHOMA, N.A., to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS**, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

**WHEREAS**, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

**WHEREAS**, BOKF, N.A., a national banking association d/b/a BANK OF OKLAHOMA, as successor in interest by merger to BANK OF OKLAHOMA, N.A., the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.


**NOTICE IS HEREBY GIVEN** that on Tuesday, JUNE 5, 2018, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

**UNIT NO. 1008 IN BUILDING A AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF WYKEHAM CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION, DATED JULY 23, 1991, FILED JULY 24, 1991, RECORDED IN/UNDER VOLUME 91143, PAGE 3249, REFILED IN VOLUME 91166, PAGE 1717 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, WHEN TAKEN WITH ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.**

The sale will occur at that area designated by the Commissioners Court of DALLAS County, Texas, for such sales (OR AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG).

**NOTICE IS FURTHER GIVEN** that the address of BANK OF OKLAHOMA, N.A., the Mortgagee or Mortgage Servicer, is 7060 S. YALE, STE 200, TULSA, OKLAHOMA 74136. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: MAY 14, 2018.

  
\_\_\_\_\_  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR 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 HAMSEN, FREDERICK BRITTON, SHAWN SCHILLER OR LOGAN THOMAS

FILE NO.: BOK-1285  
PROPERTY: 1008 WOBURN DRIVE, UNIT 1008  
GARLAND, TEXAS 75043

CONNIE L. RITCHEY

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

**FILED**  
**2018 MAY -3 PM 2:34**  
**JOHN F. WARREN**  
**COUNTY CLERK**  
**DALLAS COUNTY**  
BY \_\_\_\_\_

**WHEREAS**, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Creekvalley, recorded on January 14, 2005 as Instrument No. 200503207289 of the Deed Records of Dallas County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the “*Declaration*”). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

**WHEREAS**, The Homeowners Association of Creekvalley in Garland, Inc., on March 27, 2012, June 26, 2013, April 4, 2017 and August 3, 2017, sent notice of default in payment of assessments to **JUAN CHAVEZ AND SANDRA CHAVEZ, husband and wife**, being the reputed owners or current owners of said real property; and

**WHEREAS**, the said **JUAN CHAVEZ AND SANDRA CHAVEZ, husband and wife**, have continued to default in the payment of their indebtedness to The Homeowners Association of Creekvalley in Garland, Inc. and the same is now wholly due, and The Homeowners Association of Creekvalley in Garland, Inc., 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 Homeowners Association of Creekvalley in Garland, Inc.

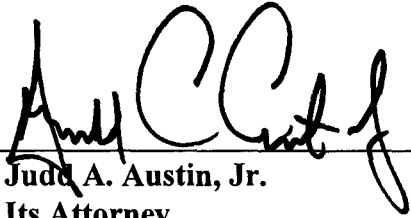
**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 5<sup>th</sup> day of June, 2018, between 10:00 a.m. and 4:00 p.m., **The Homeowners Association of Creekvalley in Garland, Inc.** will sell the herein described real estate (including any improvements thereon) at public auction at the area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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.

WITNESS my hand this 3<sup>rd</sup> day of May, 2018.

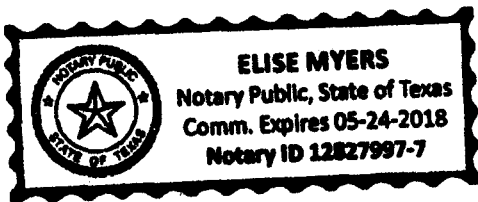
**THE HOMEOWNERS ASSOCIATION  
OF CREEKVALLEY IN GARLAND, INC.**

By   
Judd A. Austin, Jr.  
Its Attorney

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, Jr., attorney for The Homeowners Association of Creekvalley in Garland, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE this 3<sup>rd</sup> day of May, 2018.



  
Notary Public, State of Texas

**PREPARED BY:**

Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

**EXHIBIT "A"**

**Being Lot 5, Block 1, of Creek Valley Addition No. 1, an Addition to the City of Garland, Dallas County, Texas, according to the Map/Plat thereof recorded in Volume 2004079, Page 129, Map/Plat Records of Dallas County, Texas (the "Property").**