

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
  §  
COUNTY OF DALLAS           §

WHEREAS, on or about July 19, 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 Victoria G. Angustia, the present owner of said real property, to Springmont Owners Association, Inc. (the "Association"); and

WHEREAS, the said Victoria G. Angustia has continued to default in the payment of her 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, June 5, 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:

Unit 102, Building H, and the 1.093498 percent undivided interest in and to the general and limited common elements of Springmont Condominiums, as more particularly described as Exhibit "A" attached hereto and incorporation herein by reference (5590 Spring Valley Road #H102)

WITNESS my hand this 8 day of May, 2018

SPRINGMONT OWNERS 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.

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

2018 MAY 15 PM 3:37

**FILED**

## **Exhibit "A"**

Unit 102, Building H, and the 1.093498 percent undivided interest in and to the general and limited common elements of Springmont Condominiums, a Condominium Regime according to the Declaration there of dated July 16, 1982, recorded in Volume 82139, Page 2714 et seq, as modified by Supplemental Declaration of Merger and Annexation recorded in Volume 82166, Page 3; Volume 83168, Page 629; and Volume 03169, Page 4611, each of said Instruments being recorded in the Condominium Records of Dallas County, Texas

STATE OF TEXAS  
COUNTY OF DALLAS COUNTY

§  
§  
§

NOTICE OF FORECLOSURE SALE

Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing ("Deed of Trust")

Dated: December 8, 2016

Grantor(s): Joe L. Rodriguez, Jr.

Trustee: Paul Kellogg, Esq.

Lender: Athas Capital Group., a California corporation

Recorded in: Instrument 20165003462662 of the Real Property Records of Dallas County County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$363,350.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property, improvements and personal property described in the attached Exhibit A

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to The Rama Fund, LLC ("Beneficiary")

Substitute Trustee: Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso

Substitute Trustee's Street Address: c/o DWaldmanlaw, P.A.  
3418 Highway 6 South, Suite B#345  
Houston, TX 77082

Mortgage Servicer: FCI Lender Services, Inc.

Mortgage Servicer's Address: P.O. Box 27370  
Anaheim, CA 92809-0112

Foreclosure Sale:

Date: Tuesday, June 5, 2018

FILED  
MAY 14 PM 12:14  
JOHN F. MARGEN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00am - 1:00pm local time.

Place: North side of the George Allen Courts building facing Commerce Street or as designated by the County Commissioner's Office.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that The Rama Fund, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, The Rama Fund, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

FCI Lender Services, Inc. is representing The Rama Fund, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of The Rama Fund, LLC and FCI Lender Services, Inc. are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold 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.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

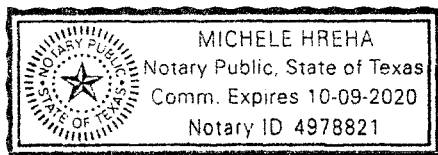
Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By: Shelley Ortolani  
Shelley Ortolani, Substitute Trustee

STATE OF TEXAS  
COUNTY OF DALLAS COUNTY

§  
§  
§

This instrument was acknowledged before me by Shelley Ortolani on May 13, 2018



Michele Hreha  
Notary Public, State of Texas  
Commission Expires: 10-9-2020  
Printed Name:  
Michele Hreha

4657522



**FILED**

2018 MAY 14 PM 12:13

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

C&S No. 44-17-5683 / FHA / No / FILE NOS  
LoanCare, LLC

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

Date of Security Instrument: August 06, 2010

**Grantor(s):** Patricia Sausameda and Jaime Sausameda, wife and husband as community property

**Original Trustee:** Steve Holmes Law Firm, P.C.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., solely as nominee for R.H. Lending, Inc., its successors and assigns

**Recording Information:** Clerk's File No. 201000209627, in the Official Public Records of DALLAS County, Texas.

**Current Mortgagee:** Lakeview Loan Servicing, LLC

**Mortgage Servicer:** LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**  
TRACT EIGHTEEN (18), BOIS D'ARC ISLAND RANCHETTS (SECTION THREE), AN ADDITION TO THE CITY OF COMBINE, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 90031, PAGE 3668, MAP RECORDS, DALLAS COUNTY, TEXAS.

**Date of Sale:** 06/05/2018 **Earliest Time Sale Will Begin:** 1:00 PM

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

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

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

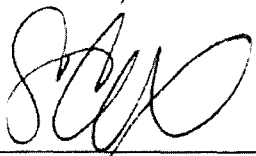
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

Executed on this the 10th day of May, 2018.

**For Information:**

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

  
\_\_\_\_\_  
Sarah S. Cox, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&S No. 44-17-5683 / FHA / No  
LoanCare, LLC

**FILED**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2018 MAY 14 AM 10:02

STATE OF TEXAS §  
COUNTY OF DALLAS §

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

**WHEREAS**, by that certain Deed of Trust (And Security Agreement, Assignment of Rents, and Financing Statement) (the "**Deed of Trust**") dated January 28, 2015, recorded as Document/Instrument No. 201500023464 of the Official Public Records of Dallas County, Texas, JEHN, LP conveyed to BART CARAWAY (the "**Trustee**") certain real property therein described (the "**Property**") to secure that certain Deed of Trust Note (the "**Note**") described in said Deed of Trust, as may have been modified and renewed; and

**WHEREAS, THIRD COAST BANK, SSB**, is the legal and equitable owner and holder of the Note (and all renewals and modifications thereof) and Beneficiary of the Deed of Trust; and

**WHEREAS**, Substitute Trustees have been appointed in the place of the Trustee in the manner authorized by the Deed of Trust; and

**WHEREAS**, the indebtedness under the terms of the Note and Deed of Trust and all renewals and modifications thereof has been duly accelerated, and the entire unpaid principal balance and all accrued but unpaid interest owing thereunder is now wholly due and owing, and THIRD COAST BANK, SSB has requested a Substitute Trustee to sell the Property in accordance with §51.002 of the Texas Property Code and the terms of the Deed of Trust in order to satisfy the indebtedness evidenced by the Note and secured by the Deed of Trust;

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, **June 5, 2018**, a Substitute Trustee will sell the Property where such sales are to take place, to wit:

**North Side of the George Allen Courts Building facing 600 Commerce Street  
below the overhang, or as designated by the Dallas County Commissioners.**

The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except the Lender/Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. The earliest time at which the sale will occur is **10:00 a.m.** The sale will begin at that time or not later than three (3) hours after that time.

The Deed of Trust permits the beneficiary to postpone, withdraw or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the Property that has been released



of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

The Property is more specifically described as follows:

Lot 2, Block 6460, of BURTON AND CHRISTINE SMITH SUBDIVISION, an addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 86241, Page 236, of the Map Records of Dallas County, Texas.

Formal notice is hereby given that the sale noticed herein shall include the interest of Grantor in all improvements and fixtures and other property, and personal property, covered by (i) the Deed of Trust, and (ii) any other agreements or other documents executed in connection with or as security for the Note, Beneficiary having directed a Substitute Trustee to sell, and a Substitute Trustee hereby noticing the sale of, said fixtures and personalty, pursuant to the rights granted to the Beneficiary under Section 9.604(a)(2) of the Texas Business and Commerce Code.

**EXCEPT FOR A WARRANTY OF TITLE GIVEN ON BEHALF OF GRANTOR, THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, NEITHER THE BENEFICIARY NOR THE SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY THE PURCHASER.**

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOU 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.**

EXECUTED on the 14<sup>th</sup> day of May, 2018.

By: 

MARTIN R. WIARDA, KEVIN J. ALLEN  
and/or TY J. JONES, Substitute Trustee

**Addresses for Substitute Trustees:**

Martin R. Wiarda  
8828 Greenville Ave.  
Dallas, TX 75243

or

Kevin J. Allen  
8828 Greenville Ave.  
Dallas, TX 75243

or

Ty J. Jones  
8828 Greenville Ave.  
Dallas, TX 75243

**FILED**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**2018 MAY 11 PM 2:29**

THE STATE OF TEXAS §

COUNTY OF DALLAS §

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

BY \_\_\_\_\_ DEPUTY

WHEREAS, pursuant to that one certain Deed of Trust hereinafter referred to as the "Deed of Trust" dated October 3, 2017, which was executed by Tyrone Lewis, hereinafter referred to as the "Mortgagor", said Mortgagor conveyed all of its right, title, and interest in and to that one certain real property hereinafter referred to as the "Property" which is situated in Dallas County, Texas, to Michael E. Gillman, as Trustee, hereinafter referred to as the "Trustee" and thereafter the aforesaid Deed of Trust was duly recorded under Doc #201700282921 of the Official Public Records of Dallas County, Texas; said Property is described as follows:

**Being Lot 12, as per the unrecorded map of Kiest Park Highlands, a subdivision in Dallas County, Texas, and being part of the tract of land out of the Thomas Langley Survey, Abst. No. 779, conveyed by William P. Gannaway, et ux, Betty I Gannaway, to Kiest Park Highlands, Inc., by Deed dated July 24, 1950, recorded in Volume 3348, Page 192, Deed Records, Dallas County, Texas, and more fully described by metes and bounds as follows:**

**BEGINNING at a 3/8" iron rod found in the South line of Gibbs Williams Rod., 1160 feet West from the East line of said Langley Survey;**

**THENCE South and parallel with the East line of said survey, 170 feet to a 3/8" iron rod found for corner;**

**THENCE West and parallel with Gibbs Williams Rd., 50 feet to a 3/8" iron rod found for corner;**

**THENCE North and parallel with the East line of said Survey, 170 feet to a 3/8" iron rod found for corner in the South line of Gibbs Williams Rd.;**

**THENCE East with said line of Gibbs Williams Rd., 50 feet to the PLACE OF BEGINNING.**

together with all improvements thereon and further includes all other property set forth in the aforesaid Deed of trust, to secure the payment of one (1) certain Real Estate Lien Note dated

October 3, 2017 in the original principal amount of \$158,000.00, which was executed by Mortgagor and payable to the order of Wildcat Lending Fund One, LP, for the benefit of Wildcat Lending Fund One, LP hereinafter referred to as the “Beneficiary”;

WHEREAS, the Beneficiary has duly appointed in writing per an Appointment of Substitute Trustee dated May 10, 2018, duly recorded under Doc #201800124642 in the Official Public Records of Dallas County, Texas, Timothy Micah Dortch and Luisa Ulluela (Potts Law Firm, LLP, 2911 Turtle Creek Blvd., Suite 1000, Dallas, Texas 75219), as Substitute Trustees under the aforesaid Deed of Trust; and

WHEREAS, the aforesaid Note and Deed of Trust are in default and the entire unpaid balance thereof is due and payable and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

WHEREAS, the Beneficiary has directed said Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured thereunder after the giving of at least 21 consecutive days-notice and the recording of a Notice in the Dallas County Clerk’s Office giving the time, place, and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: That we, Timothy Micah Dortch and/or Luisa Ulluela, Substitute Trustees, hereby give notice that we will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of such sale by certified mail, return receipt requested, to debtor obligated to pay the Note and indebtedness secured by the aforesaid Deed of Trust, at the last known address of such debtor, according to the records of Beneficiary, as required by the aforesaid Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest

bidder or bidders for cash on the **NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING 600 COMMERCE STREET BELOW THE OVERHANG**, or as designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, in the City of Dallas, Dallas County, Texas, at a time no earlier than 10:00 o'clock a.m., or within three hours after that time, but in no event will such sale occur beyond 1:00 o'clock p.m., on the first Tuesday in JUNE, the same being the **JUNE 5, 2018**.

EXECUTED on the 11th day of May, 2018.

A handwritten signature in black ink, appearing to read "Luisa Ulluela", written over a horizontal line.

LUISA ULLUELA,  
Substitute Trustee

**Notice of [Substitute] Trustee 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:** 06/05/2018

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING  
COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS  
OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS  
THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS  
DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 1417 Tempest Drive, Dallas, TX 75217

**2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/24/2005 and recorded 11/22/2005 in Document 200503592336, real property records of Dallas County, Texas, with **Mary Lou Haviland** grantor(s) and ARGENT MORTGAGE COMPANY, LLC as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W4 as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman** or **David Stockman**, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Mary Lou Haviland**, securing the payment of the indebtedness in the original principal amount of **\$90,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W4** is the current mortgagee of the note and deed of trust or contract lien.

BY \_\_\_\_\_  
DEPUTY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2018 MAY -3 PM 2:33

FILED

### Notice of [Substitute] Trustee Sale

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**BEING OUT OF THE SOLOMON DIXON SURVEY. ABSTRACT NO. 407, DALLAS COUNTY, TEXAS, AND A PART OF THE 21.56 ACRE TRACT CONVEYED BY MARGARET FREED, ET AL TO BARNEY JETT, DATED MARCH 24, 1963, RECORDED IN VOLUME 27, PAGE 2061, DEED RECORDS OF DALLAS, COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF TEMPEST DRIVE, SAID POINT BEARS NORTH 89 DEGREES 55 MINUTES WEST, A DISTANCE OF 262 FEET FROM THE WEST LINE OF PRATER ROAD (60 FEET IN WIDTH) AND SOUTH 814 FEET FROM THE SOUTH LINE OF ALEXANDER ROAD (60 FEET IN WIDTH), SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 24; THENCE SOUTH ALONG THE WEST LINE OF TEMPEST DRIVE AT 74 FEET PASS THE SOUTHEAST CORNER OF LOT 24 AND THE NORTHEAST CORNER OF LOT 23 IN ALL, A DISTANCE OF 148 FEET, THE SOUTHEAST CORNER LOT 23; THENCE NORTH 89 DEGREES 55 MINUTES WEST WITH THE SOUTH LINE OF LOT 23, 101.22 FEET THE SOUTHWEST CORNER OF LOT 23; THENCE NORTH ALONG THE EAST LINE OF THE BARNEY JETT TRACT AND THE WEST LINE OF LOTS 23 AND 24, 148 FEET, THE NORTHWEST CORNER OF LOT 24; THENCE SOUTH 89 DEGREES 55 MINUTES EAST, 101.22 FEET ALONG THE NORTH LINE OF LOT 24, TO THE PLACE OF BEGINNING AND ALSO KNOWN AS LOTS 23 AND 24, SECTION 1 OF THE BARNEY JETTS PRATER ROAD UNRECORDED SUBDIVISION.**

**8. 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
Phone: 1-800-746-2936**

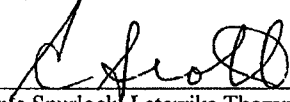
TS No.: 2017-00916-TX  
18-000982-673

### Notice of [Substitute] Trustee Sale

**9. Limitation of Damages:** 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.

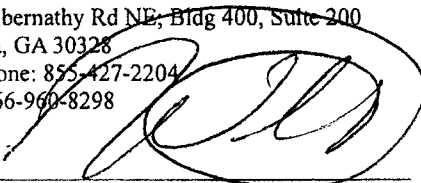
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Date: May 2, 2018



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,  
Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE, Bldg 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298



CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL,  
WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman -  
Substitute Trustee(s)

C/O AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR  
ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR  
THAT PURPOSE.**

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**

2018 MAY 15 PM 4:12

**NOTICE OF TRUSTEE'S FORECLOSURE SALE**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY \_\_\_\_\_ DEPUTY

**Original Deed of Trust Information**

**Date:** March 1, 2016  
**Grantor(s):** Douglas Davis  
**Original Beneficiary:** Topletz Investment  
**Original Principal Amount:** FORTY TWO THOUSAND DOLLARS AND NO CENTS  
00/100 (\$42,000.00)

**Property:**

**1:** WINCHESTER PLACE  
**2:** BLK 20/1374 LOTS 24 & 25

Commonly Known as 2911 Warren Avenue, DALLAS, TX.

**Sale Information**

**Original Trustee:** M.L. Levin  
**Trustee Address:** 7509 Inwood Rd. Suite #301, Dallas, TX 75209  
**Date of Sale:** Tuesday, June 5, 2018  
**Time of Sale:** The sale shall begin no earlier than 11:00 a.m., and no later than three hours thereafter.  
**Place of Sale:** THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING, 600 COMMERCE STREET, DALLAS TEXAS.

WHEREAS, the above-named Grantor(s) (the "Grantor") previously conveyed the above-described property (the "Property") in trust to secure payment of the promissory note (the "Note") set forth in the above-described Deed of Trust (the "Deed of Trust");

WHEREAS, the above-named Current Beneficiary (the "Beneficiary") is legal owner and holder of the Note; and;

WHEREAS, the Beneficiary declared a default in the payment of installments and property taxes and other provisions required by the Note and Deed of Trust;


WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Beneficiary accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable; and

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Beneficiary;

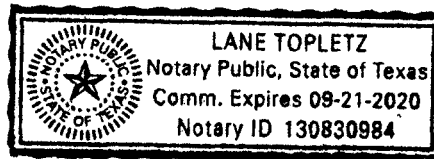
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that;

1. Beneficiary has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. The property will be sold to the highest bidder for cash.
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", and no representation is made concerning the quality or nature of title to be acquired or physical condition of property. Purchasers will receive whatever interest or rights the Grantor(s) of the note and/or the Beneficiary of said note had.
5. Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.
6. All bidders must bid based on having cash in hand at such auction, or provide a \$1,500 non-refundable hold deposit to provide such funds within 1 hour of such sale.

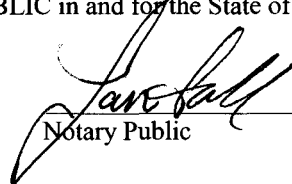
  
M.L. Levin, Trustee

(Acknowledgement)

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §



On this personally appeared before me M.L. Levin, in the capacity stated therein, to me known to be the individual(s) described hereinabove and who executed the foregoing instrument, and acknowledged that he signed and acknowledged the same. GIVEN under my hand and official seal on this date of May 15, 2018, NOTARY PUBLIC in and for the State of Texas.

  
Notary Public

**FILED**

**2018 MAY 15 PM 4:11**

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

BY \_\_\_\_\_ DEPUTY

**NOTICE OF TRUSTEE'S FORECLOSURE SALE**

**Original Deed of Trust Information**

**Date:** June 19, 2012  
**Grantor(s):** Claud Yeldell  
**Original Beneficiary:** Topletz Investments  
**Original Principal Amount:** TWENTY THOUSAND DOLLARS AND NO CENTS 00/100  
(\$20,000.00)

**Property:**

- 1:** BLK 1556
- 2:** SW PT LT 6 ; 46.35X137.5
- 3:** 148.35FR CROSS
- 4:** INT201200181411 DD06192012 CO-DC

Commonly Known as 3716 S. Fitzhugh Avenue, Dallas, TX.

**Sale Information**

**Original Trustee:** M.L. Levin  
**Trustee Address:** 7509 Inwood Rd. Suite #301, Dallas, TX 75209  
**Date of Sale:** Tuesday, June 5, 2018  
**Time of Sale:** The sale shall begin no earlier than 11:00 a.m., and no later than three hours thereafter.  
**Place of Sale:** THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING, 600 COMMERCE STREET, DALLAS TEXAS.

WHEREAS, the above-named Grantor(s) (the "Grantor") previously conveyed the above-described property (the "Property") in trust to secure payment of the promissory note (the "Note") set forth in the above-described Deed of Trust (the "Deed of Trust");

WHEREAS, the above-named Current Beneficiary (the "Beneficiary") is legal owner and holder of the Note; and;

WHEREAS, the Beneficiary declared a default in the payment of installments and property taxes and other provisions required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Beneficiary accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable; and

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Beneficiary;

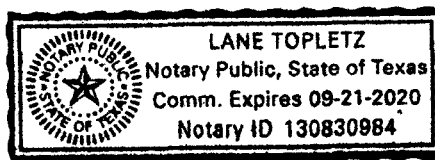
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that;

1. Beneficiary has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. The property will be sold to the highest bidder for cash.
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", and no representation is made concerning the quality or nature of title to be acquired or physical condition of property. Purchasers will receive whatever interest or rights the Grantor(s) of the note and/or the Beneficiary of said note had.
5. Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.
6. All bidders must bid based on having cash in hand at such auction, or provide a \$1,500 non-refundable hold deposit to provide such funds within 1 hour of such sale.

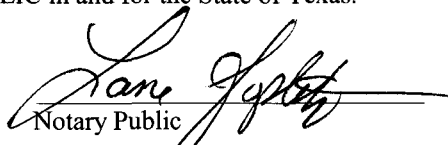
  
M.L. Levin, Trustee

(Acknowledgement)

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §



On this personally appeared before me M.L. Levin, in the capacity stated therein, to me known to be the individual(s) described hereinabove and who executed the foregoing instrument, and acknowledged that he signed and acknowledged the same. GIVEN under my hand and official seal on this date of May 15, 2018, NOTARY PUBLIC in and for the State of Texas.

  
Notary Public