

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: 04/02/2024

Time: Between 10:00 AM to 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Dallas County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/25/2008 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number 20080146696, with Steven Kirkley and Kennard Jarrett, Jr (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for American Southwest Mortgage Corp mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Steven Kirkley and Kennard Jarrett, Jr, securing the payment of the indebtedness in the original amount of \$91,278.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 9, BLOCK J OF SOUTH HILLS PARK, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP OR PLAT THEREOF RECORDED IN VOLUME 72005, PAGE 744, MAP RECORDS, DALLAS COUNTY, TEXAS.

BY _____ DEPUTY


JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

2024 FEB 22 AM 10:36

FILED

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd
Fort Mill, SC 29715



SUBSTITUTE TRUSTEE

Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Guy Wiggs, David Stockman,
Brenda Wiggs, Donna Stockman, Kathy Arrington,
Janet Pinder, Brandy Bacon, Michelle Schwartz,
Jamie Dworsky, Angela Cooper OR
AUCTION.COM OR John Beazley, Logan Thomas,
Phillip Pierceall, Terry Waters, Douglas Rodgers,
Clay Golden, Bruce Miller, Joshua Sanders, Ramiro
Cuevas, Matthew Hansen, Wesley Fowler-Williams
OR Carol Dunmon, Jane Kline, Payton Hreha or
Chasity Lewallen OR Kirk Schwartz, Candace Sissac
c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____

NOTICE OF ASSESSMENT LIEN SALE

FILED

STATE OF TEXAS

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2024 FEB 22 PM 2:02

COUNTY OF DALLAS

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge Wildwood, filed on January 23, 1987, as Instrument No.198700155902, of the Official Public 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, Lake Ridge Wildwood Association, Inc. on May 27, 2022, July 15, 2022, September 22, 2022, and October 31, 2022, sent notice of default in payment of assessments to **TIFFANIE BLACKMON-JONES and JAVELO JONES, wife and husband**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **TIFFANIE BLACKMON-JONES and JAVELO JONES, wife and husband**, have continued to default in the payment of their indebtedness to Lake Ridge Wildwood Association, Inc. and the same is now wholly due, and Lake Ridge Wildwood Association, 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 Lake Ridge Wildwood Association, Inc.

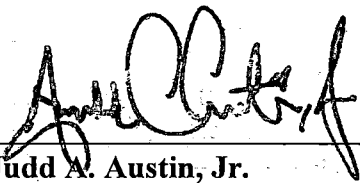
NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd of April, 2024, between 10:00 a.m. and 4:00 p.m., Lake Ridge Wildwood Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners for such sales, 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.

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SIGNED: February 22, 2024.

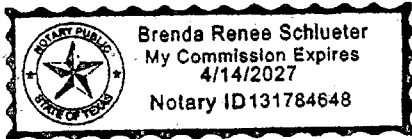
**LAKE RIDGE WILDWOOD
ASSOCIATION, INC.**

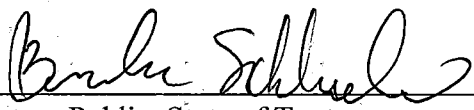
By: 
Judd A. Austin, Jr.
Its: Attorney

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, Jr., attorney for Lake Ridge Wildwood Association, 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, on February 22, 2024.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr., Judd A. Austin, III, and Vinay B. Patel
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

EXHIBIT "A"

Being Lot 4, Block 2, of the LAKE RIDGE VILLAGE II, WILDWOOD SUBDIVISION, SECTION 2, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Plat thereof recorded in Volume 86176, Page 2773, Map Records, Dallas County, Texas, (the "Property").