

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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: August 01, 2005

Grantor(s): David Trout and wife, Kirsten Trout

Original Trustee: Michael L. Riddle

Original Mortgagee: Long Beach Mortgage Company, a Corporation

Recording Information: Vol. 05980, Page 01576, or Clerk's File No. 2005-011127, in the Official Public Records of COLLIN County, Texas.

Current Mortgagee: Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1

Mortgage Servicer: Fay Servicing, LLC, whose address is C/O 939 W. North Ave. Suite 680 Chicago, IL 60642
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.

Date of Sale: 01/03/2017 **Earliest Time Sale Will Begin:** 10:00 AM

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.

Legal Description:

LOT 31, BLOCK E, OF GLENWOOD ESTATES, NO. 2, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME F, PAGE 390, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the COLLIN 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.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

Shelley Ortolani

Guy Wiggs as Substitute Trustee, Russell Stockman as Successor Substitute Trustee, Shelley Ortolani as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
vicelink Default Abstract Solutions
200 Greenway Drive, Suite 300
Irving, TX 75038

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