

**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: July 03, 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 April 13, 1999 and recorded in Document VOLUME 99076, PAGE 00124 real property records of DALLAS County, Texas, with IKE NWOHA AND BLESSING N. NWOHA, grantor(s) and UNIVERSAL LENDING GROUP, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by IKE NWOHA AND BLESSING N. NWOHA, securing the payment of the indebtednesses in the original principal amount of \$189,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 413 5433/scra.military.orders@chase.com

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 DALLAS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

BY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

2018 MAY 21 PM 3:07

FILED



NOS00000006153381

00000006153381

DALLAS

**EXHIBIT "A"**

LOT 21, BLOCK B OF RIVERVIEW ESTATES, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 97174, PAGE 5346, MAP RECORDS, DALLAS COUNTY,  
TEXAS



NOS0000006153381

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

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

File Number: TX-18-9527-ED

**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 as a member of the Texas national Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

WHEREAS, on 10/1/1996, CHRIS LEWIS, AND WIFE WENDY LEWIS, executed a Deed of Trust conveying to MICHAEL L. RIDDLE as Trustee, the Real Estate hereinafter described, to GREAT WESTERN MORTGAGE CORPORATION, A DELAWARE CORPORATION, DOING BUSINESS AS SIERRA WESTERN MORTGAGE COMPANY, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 2020930, Volume 96202, Page 02965, in the DEED OF TRUST OR REAL PROPERTY records of DALLAS COUNTY, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/3/2018 beginning not earlier than 1:00 PM, or not later than three hours thereafter, I will sell said Real Estate in DALLAS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

BEING LOT 17 OF ROUND OAK ESTATES, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94008, PAGE 267, MAP RECORDS, DALLAS COUNTY, TEXAS; TOGETHER WITH SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED IN VOLUME 94184, PAGE 3391, DEED RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 419 SADDLE TREE TRAIL, COPPELL, TX 75019

Mortgage Servicer: Caliber Home Loans, Inc.

Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134

Reinstatement Line: (800) 401-6587

Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust, by Caliber Home Loans, Inc., as its attorney in fact

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WITNESS MY HAND this day, May 13, 2018

BY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY  
2018 MAY 14 PM 12:11

*Shelley Ortolani*

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

Substitute Trustee

FILED



4657344



Robert E. Miller and Dianne S. Miller  
736 Marlee Circle  
Coppell, Texas 75019  
Our file #0117-796F

**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 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, or if you have recently been discharged from active military duty, please send written notice of the active duty, military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on August 17, 2004, Robert E. Miller and Dianne S. Miller executed a Deed of Trust conveying to Eldon L. Youngblood, a Trustee, the Real Estate hereinafter described, to secure New Century Mortgage Corporation in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 3033599, Book 2004166, Page 02326 in the Real Property Records of Dallas County, Texas; and

**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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, July 3, 2018, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

**BEING LOT 30, BLOCK J OF MEADOWS SECTION 6 - PHASE ONE, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 90003, PAGE 773, MAP RECORDS, DALLAS COUNTY, TEXAS.**

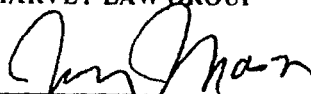
Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Deutsche Bank National Trust Company, As Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-NC1. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit 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.**

Substitute and Successor Substitute Trustees are identified below.

HARVEY LAW GROUP



Kelly J. Harvey, Texas State Bar No. 09180150  
Jerry W. Mason, Texas State Bar No. 24081794  
Attorneys for Mortgagee and Mortgage Servicer  
Date: 6/7/2018

FILED  
2018 JUN 11 PM 1:41  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY



~~Shelley Ortolani, Substitute Trustee, or~~  
Michele Hreha, Successor Substitute Trustee, or  
Robert Ortolani, Successor Substitute Trustee, or  
Mary Mancuso, Successor Substitute Trustee, or  
Francesca Ortolani, Successor Substitute Trustee, or  
Shelley Ortolani, Successor Substitute Trustee, or  
Mary Mancuso, Successor Substitute Trustee, or  
Michele Hreha, Successor Substitute Trustee, or  
Francesca Ortolani, Successor Substitute Trustee, or  
Robert Ortolani, Successor Substitute Trustee, or  
Michelle Schwartz, Successor Substitute Trustee, or  
Guy Wiggs, Successor Substitute Trustee, or  
David Stockman, Successor Substitute Trustee, or  
Brenda Wiggs, Successor Substitute Trustee, or  
Denise Boerner, Successor Substitute Trustee, or  
Donna Stockman, Successor Substitute Trustee, or  
Tim Lewis, Successor Substitute Trustee, or  
Kathy Arrington, Successor Substitute Trustee

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

CAUSE NO. DC-17-05812

IN RE ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT OF
CONCERNING	§	
	§	
736 MARLEE CIRCLE,	§	DALLAS COUNTY, TEXAS
COPPELL, TEXAS 75019	§	
	§	
UNDER TEX. R. CIV. PROC. 736	§	44TH JUDICIAL DISTRICT

**DEFAULT JUDGMENT**

Came on for consideration the Motion for Entry of Default Judgment filed by Deutsche Bank National Trust Company. As Trustee for Merrill Lynch Mortgage Investors Trust. Mortgage Loan Asset-Backed Certificates. Series 2005-NC1 ("Plaintiff"). The Court is of the opinion that said relief should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days.

The court further finds that the Plaintiff has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- On December 27, 2016, the Plaintiff gave the Defendants proper Notice of Default;
- the default was not cured and the Note was accelerated on February 3, 2017; and
- all principal, interest, late charges, escrow and other advances allowed under the terms of the subject Note and Security Instrument are now due and owing

(2) The property to be foreclosed is commonly known as 736 Marlee Circle, Coppel, Texas 75019 (the "Property") which has the following legal description:

BEING LOT 30, BLOCK J OF MEADOWS SECTION 6 - PHASE ONE,  
AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY,  
TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 90003, PAGE 7773, MAP RECORDS, DALLAS COUNTY,  
TEXAS.

(3) The name and last known address of each defendant subject to this judgment are:

- Robert E. Miller, 736 Marlee Circle, Coppell, Texas 75019
- Dianne S. Miller, 736 Marlee Circle, Coppell, Texas 75019

IT IS THEREFORE ORDERED that the Plaintiff may proceed with foreclosure of the  
Property as described in the Legal Description pursuant to TEX. PROP. CODE § 51.002 and the  
subject Security Instrument.

This is a final appealable judgment.

SIGNED this 31<sup>st</sup> day of October, 2017.

  
\_\_\_\_\_  
JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harvey

SBN: 09180150

Kelly@kellyharvey.com

Jerry W. Mason

SBN: 24081794

jerry@kellyharvey.com

Houston, Texas 77219

Tel. (832) 922-4000

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ATTORNEYS FOR PLAINTIFF