

**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: May 01, 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 October 01, 2005 and recorded in Document CLERK'S FILE NO. 200503547152 real property records of DALLAS County, Texas, with OBIA OSHIKOYA AKA OBIA M. OSHIKOYA AND WAHEED OSHIKOYA AKA WAHEED T. OSHIKOYA, grantor(s) and WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by OBIA OSHIKOYA AKA OBIA M. OSHIKOYA AND WAHEED OSHIKOYA AKA WAHEED T. OSHIKOYA, securing the payment of the indebtednesses in the original principal amount of \$119,000.00, 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, NA SUCCESSOR BY MERGER TO WELLS FARGO BANK SOUTHWEST, NA F/K/A WACHOVIA MORTGAGE FSB F/K/A WORLD SAVINGS BANK, FSB 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

\_\_\_\_\_  
MICHAEL HARRISON, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL  
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: \_\_\_\_\_

FILED  
2013 APR -9 PM 12:17  
JOHN H. WARREN  
COUNTY CLERK  
DALLAS COUNTY



NOS20130015001489

**EXHIBIT "A"**

LOT 6, BLOCK E, WESTCHESTER VALLEY, PHASE I, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 20000097, PAGE 333, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS20130015001489

CARRINGTON MORTGAGE SERVICES, LLC (CGG)  
CARP, MIRELA  
1605 AVENUE C, GRAND PRAIRIE, TX 75051

CONVENTIONAL  
Firm File Number: 15-021898

FILED

2018 APR -9 PM 12:28

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 24, 2006, MIRELA CARP, A SINGLE WOMAN, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to CENTURY MORTGAGE CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 200600197240, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on May 16, 2017 under Cause No. DC-17-02477 in the Judicial District Court of Dallas COUNTY, TEXAS.;

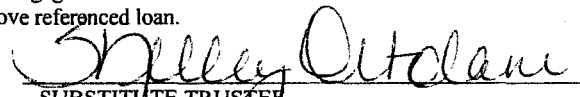
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 1, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant to 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 7 IN BLOCK 9 OF LAKE CREST ADDITION, UNIT NO. 2, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 13, PAGE 43, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 1605 AVENUE C  
GRAND PRAIRIE, TX 75051  
Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC  
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR  
NEW CENTURY HOME EQUITY LOAN TRUST 2006-2  
1600 SOUTH DOUGLASS ROAD  
SUITE 200-A  
ANAHEIM, CALIFORNIA 92806

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.**

SELECT PORTFOLIO SERVICING, INC. (SPS)  
CREAR, LATONYA  
2345 WARWICK AVENUE, GRAND PRAIRIE, TX 75052

CONVENTIONAL  
Firm File Number: 18-029361

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 18, 2005, LATONYA R. CREAR, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to DENNIS P. SCHWARTZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT INVESTMENT & LOAN 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 3491571, 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, May 1, 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:

LOT 1, BLOCK JJ OF OAK HOLLOW-PHASE SEVEN, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84055, PAGE 4730, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 2345 WARWICK AVENUE  
GRAND PRAIRIE, TX 75052  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SECURITIZED  
ASSET BACKED RECEIVABLES LLC TRUST 2006-FR1 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-FR1  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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, Michèle Freha, Robert Ortolani Mary  
Mancuso or Francesca Ortolani  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

FILED  
APR 9 9 12:28 PM  
DALLAS COUNTY  
CLERK  
RECORDS

**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.**

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 066083-TX

Date: April 4, 2018

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: DONALD B. STRONG AND TAMMIE L. STRONG, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: LONG BEACH MORTGAGE COMPANY

CURRENT MORTGAGEE: People First Fund LLC

MORTGAGE SERVICER: Land Home Financial Services, Inc.

DEED OF TRUST DATED 6/28/2006, RECORDING INFORMATION: Recorded on 7/6/2006, as Instrument No. 200600244100,

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 7, BLOCK B OF WESTCHESTER COURTYARD, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004118, PAGE 160, MAP RECORDS, DALLAS COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/1/2018, 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 the 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**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Land Home Financial Services, Inc. is acting as the Mortgage Servicer for People First Fund LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Land Home Financial Services, Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

People First Fund LLC  
c/o Land Home Financial Services, Inc.  
3611 S. Harbor Blvd. #100  
Santa Ana, CA 92704

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 property securing the above referenced loan.

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2018 APR -9 PM 12:28

Page 1 of 2

FILED



4653690

AP NOS 12072016

Matter No.: 066083-TX

**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.**



By: \_\_\_\_\_ Substitute Trustee  
SHELLEY ORTOLANI, MARY MANCUSO, ROBERT  
ORTOLANI, MICHELE HREHA, GUY WIGGS, DAVID  
STOCKMAN, BRENDA WIGGS, DENISE BOERNER,  
DONNA STOCKMAN, TIM LEWIS, MICHELLE  
SCHWARTZ, FRANCESCA ORTOLANI, PAUL A. HOEFKER  
OR ROBERT L. NEGRIN

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

### 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:** 05/01/2018

**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:** 4551 Stones River Rd, Grand Prairie, TX 75052

**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 09/13/2005 and recorded 09/29/2005 in Document 200503526490, real property records of Dallas County, Texas, with **Robert C. Sanchez and Melissa R. Sanchez, husband and wife**, grantor(s) and NEW CENTURY MORTGAGE CORPORATION as Lender, HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC1, Asset Backed Pass-Through Certificates 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 **Robert C. Sanchez and Melissa R. Sanchez, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$32,400.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC Bank USA, National Association**, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC1, Asset Backed Pass-Through Certificates is the current mortgagee of the note and deed of trust or contract lien.

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 APR -5 PM 4:07

FILED

TS No.: 2018-00892-TX  
18-000036-673

### 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:

**LOT 11, BLOCK T, WESTCHESTER ON THE CREEK, PHASE III-B, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 98196, PAGE 68, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.**

**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**



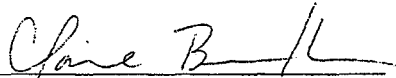
TS No.: 2018-00892-TX  
18-000036-673

### 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.

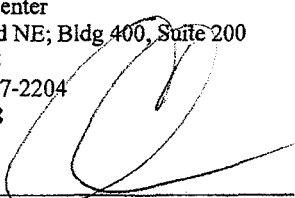
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Date: April 3, 2018



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Melisa Jones, 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.**

I am \_\_\_\_\_ <sup>Certificate of Posting</sup> 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.

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
7/8/2009

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR FRANKLIN AMERICAN  
MORTGAGE COMPANY, ITS SUCCESSORS  
AND ASSIGNS

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 200900203100

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current  
Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
LARRY DARNELL DANIEL AND VICKIE M.  
DANIEL, HUSBAND AND WIFE

**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, NA

**Property County:**  
DALLAS

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** LOT 783, BLOCK 1, OF LAKERIDGE SECTION 11, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 97218, PAGE 686, MAP RECORDS OF DALLAS COUNTY, TEXAS.

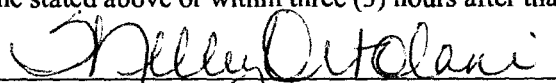
**Date of Sale:** 5/1/2018

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

**Place of Sale of Property:** NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
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.

  
Shelley Ortolani, Robert Ortolani, Mary  
Mancuso or Michele Hreha  
or Cole D. Patton  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-17-44781-POS  
**Loan Type:** VA

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 APR -5 PM 4:07

FILED

**Notice of Substitute Trustee's Sale**

**Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> July 17, 1998	<b>Original Mortgagor/Grantor:</b> BRADLEY D COHEN AND KEYLA A COHEN
<b>Original Beneficiary / Mortgagee:</b> COUNTRYWIDE HOME LOANS, INC	<b>Current Beneficiary / Mortgagee:</b> WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION (FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION), NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-2
<b>Recorded in:</b> <b>Volume:</b> 98146 <b>Page:</b> 768 <b>Instrument No:</b> N/A	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd. Coppell, TX 75019

FILED  
 APR -5 PM 4:07  
 JOHN F. WARE  
 COUNTY CLERK  
 DALLAS COUNTY

\* 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 property securing the above referenced loan.

**Secures:**Note in the original principal amount of \$81,288.00, executed by BRADLEY D COHEN ("Borrower") and payable to the order of Lender.

**Property Address/Mailing Address:** 2033 WILDERNESS TRAIL, GRAND PRAIRIE, TX 75052

**Legal Description of Property to be Sold:** BEING LOT 28, IN BLOCK T OF TRAILWOOD ADDITION, TENTH INCREMENT, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 78195, PAGE 873 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS..

<b>Date of Sale:</b> May 01, 2018	<b>Earliest time Sale will begin:</b> 1:00 pm
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**Place of sale of Property:** On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION (FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION), NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE*



4652955

*REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-2*, the owner and holder of the Note, has requested Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION (FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION)*, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-2 bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, 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 Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

/s/William Attmore  
William Attmore  
Attorney for Nationstar Mortgage LLC  
D/B/A Mr. Cooper  
State Bar No.:24064844  
wattmore@rascrane.com  
RAS CRANE, LLC / Attorney for Mortgagee  
1900 Enchanted Way, Suite 125  
Grapevine, TX 76051  
Telephone: 817-873-3080  
Facsimile: (817)796-6079

**Notice of Acceleration**

Dear Borrower(s):

Please be advised that the undersigned law firm represents the Mortgage Servicer with respect to the above-referenced debt. Any individual to whom this notice is sent who is NOT obligated for the debt is given the following notice as a courtesy because your interest in the Property may be affected.

This letter constitutes formal notice to you of your default under the terms of the Note evidencing the Loan and the deed of trust (the "Security Instrument") securing the loan.

According to and relying on the information provided to this firm by the Mortgage Servicer, you have failed to bring the loan current despite the notice that your unpaid loan would be accelerated if the default was not timely cured.

**Because of the non-payment of all past due loan installments and other amounts legally due, the Mortgage Servicer has ACCELERATED the maturity of the debt.**

You have the right to reinstate the Loan after acceleration in the time and manner provided by the Loan Documents and you have the right to bring a court action to assert the non-existence of a default or any defense to acceleration, foreclosure, or other rights reserved by the Loan Documents and Applicable Law.

Should you wish to request a full payoff, please fax your written request to the fax number above. On your request, please include your name, loan number, property address, a phone number where you can be reached and either a fax number or a mailing address.

Further, this letter is to formally notify you that because of your default, the Mortgage Servicer intends to foreclose on the above-described property. Enclosed please find a Notice of Substitute Trustee's Sale, which will be posted for public sale of the real property described above. This sale is authorized by the Deed of Trust referenced in the enclosed Notice of Substitute Trustee's Sale.

Please give this letter your immediate attention. If you have any questions or need additional information, please contact our office. You will receive no further communication prior to the commencement of the foreclosure process.

**NOTE: IF YOU ARE A DEBTOR PRESENTLY SUBJECT TO A PROCEEDING IN FEDERAL BANKRUPTCY COURT, OR THIS DEBT HAS BEEN DISCHARGED BY A FEDERAL BANKRUPTCY COURT, THIS NOTICE IS NOT AN ATTEMPT TO COLLECT A DEBT BUT IS BEING SENT FOR INFORMATIONAL PURPOSES ONLY OR TO SATISFY CERTAIN FEDERAL OR STATE STATUTORY OBLIGATIONS.**

Sincerely,

RAS Crane, LLC

**RAS Crane, LLC**  
10700 Abbott's Bridge Road, Suite 170  
Duluth, GA 30097  
Phone: 470-321-7112  
Fax: 404-393-1425

April 2, 2018

Sent via Certified and Regular Mail

Borrower(s): COHEN, BRADLEY COHEN, BRADLEY  
2033 WILDERNESS TRAIL  
GRAND PRAIRIE, TX 75052

RE:            Deed of Trust Dated:            July 17, 1998  
                 Borrower(s):                            BRADLEY D COHEN AND KEYLA A COHEN  
                 Original Principal Amount:        \$81,288.00  
                 Property Address:                    2033 WILDERNESS TRAIL  
   GRAND PRAIRIE, TX 75052

Current Mortgage Servicer and Mortgagee:

Mortgage Servicer:                    NATIONSTAR MORTGAGE LLC D/B/A MR.  
   COOPER  
  
Mortgagee:                                WELLS FARGO BANK, NATIONAL  
   ASSOCIATION, SUCCESSOR BY MERGER TO  
   WELLS FARGO BANK MINNESOTA, NATIONAL  
   ASSOCIATION (FORMERLY KNOWN AS  
   NORWEST BANK MINNESOTA, NATIONAL  
   ASSOCIATION), NOT IN ITS INDIVIDUAL OR  
   BANKING CAPACITY, BUT SOLELY IN ITS  
   CAPACITY AS TRUSTEE FOR THE  
   REPERFORMING LOAN REMIC TRUST  
   CERTIFICATES, SERIES 2002-2

(Include if applicable: The Mortgage Servicer represents the Mortgagee under a servicing agreement with the Mortgagee, whose address is 8950 Cypress Waters Blvd Coppel, TX 75067)

**NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR**



**ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**Notice pursuant to the Tex. Prop. Code Sec. 51.002(i): 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.**

**NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold.** The property to be sold is described as follows: LOT 7, BLOCK 21 OF DALWORTH PARK ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 546, MAP RECORDS, DALLAS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/02/2005 and recorded in Document 200503628220 real property records of Dallas County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 05/01/2018

Time: 01:00 PM

Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

**4. 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.

**5. Obligations Secured.** The Deed of Trust executed by MARIO G. MORALES AND MARTHA MORALES, provides that it secures the payment of the indebtedness in the original principal amount of \$86,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC3 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC3 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

**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.**

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

**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.

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2018 APR 10 PM 3:40  
FILED



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 05/13/2005  
**Grantor(s):** ESTELLA POWELL, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR UNITED MEDICAL BANK, FSB, A FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$139,132.00  
**Recording Information:** Instrument D205145151 ; re-recorded under Instrument D211159563  
**Property County:** Tarrant  
**Property:** LOT 6, BLOCK 2, LYNN CREEK HILLS, PHASE ONE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 7795, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS; AS AMENDED BY AFFIDAVIT OF CORRECTION OF ERROR FILED FEBRUARY 9, 2004, RECORDED UNDER CLERK'S NO. 42447, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.  
**Reported Address:** 2904 WESTOVER DRIVE, GRAND PRAIRIE, TX 75052

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of May, 2018  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE BASE OF THE COURTHOUSE STEPS ON THE EAST SIDE OF THE BUILDING in Tarrant County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Tarrant County Commissioner's Court.  
**Substitute Trustee(s):** Robert Aguilar, Brett Baugh, Wendy Lambert, Aaron Parker, Kenny Shirey, Rick Montgomery, Phillip Pierceall, Craig Muirhead, Clay Golden, Troy Robinett, Mark Buleziuk, Frederick Britton, Brent Graves, Doug Rodgers, Rick Kigar, John Beazley, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert Aguilar, Brett Baugh, Wendy Lambert, Aaron Parker, Kenny Shirey, Rick Montgomery, Phillip Pierceall, Craig Muirhead, Clay Golden, Troy Robinett, Mark Buleziuk, Frederick Britton, Brent Graves, Doug Rodgers, Rick Kigar, John Beazley, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Robert Aguilar, Brett Baugh, Wendy Lambert, Aaron Parker, Kenny Shirey, Rick Montgomery, Phillip Pierceall, Craig Muirhead, Clay Golden, Troy Robinett, Mark Buleziuk, Frederick Britton, Brent Graves, Doug Rodgers, Rick Kigar, John Beazley, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
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", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

JOHN E. WARREN  
COUNTY CLERK  
TARRANT COUNTY

2018 APR 10 PM 3:30

FILED

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 06/28/2002  
**Grantor(s):** ANGELICA JASMIN GONZALEZ, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CREST MORTGAGE COMPANY., ITS SUCCESSORS AND ASSIGNS  
  
**Original Principal:** \$43,939.00  
**Recording Information:** Book 2002129 Page 10877 Instrument 1895193  
**Property County:** Dallas  
**Property:** BEING LOT 3, IN BLOCK 4, OF PARKWAY ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 17, PAGE 369, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.  
**Reported Address:** 3552 TRIBLE DRIVE, GRAND PRAIRIE, TX 75050

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of May, 2018  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.  
**Substitute Trustee(s):** 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, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
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", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2018 APR -9 PM 12:28

FILED