

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: August 01, 2017

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 20, 2007 and recorded in Document CLERK'S FILE NO. 20070146750 real property records of DALLAS County, Texas, with ENRIQUE GONZALEZ, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ENRIQUE GONZALEZ, securing the payment of the indebtednesses in the original principal amount of \$129,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
440 S. LASALLE ST. 20TH FLOOR
CHICAGO, IL 60605

MICHAEL D. VESTAL, 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.

Declarant's Name: _____
Date: _____

2017 JUL 10 AM 10:34
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY



NOS0000006620967

EXHIBIT "A"

BEING LOT 34, IN BLOCK B, OF WOODCREST ESTATES, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 71004, PAGE 1725, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS



NOS0000006620967

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE JUL 10 AM 11:37

Matter No.: 053128-TX

Date: June 27, 2017

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: IKEZUO G. NNABUAKU, ROSELYN A. NNABUAKU

ORIGINAL MORTGAGEE: CENDANT MORTGAGE CORPORATION DBA PHH MORTGAGE SERVICES

CURRENT MORTGAGEE: THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RP3

MORTGAGE SERVICER: PHH Mortgage Corporation

DEED OF TRUST DATED 5/17/1999, RECORDING INFORMATION: Recorded on 6/2/1999, as Instrument No. 600820, in Book 99107, Page 03993, and later modified by a loan modification agreement recorded as Instrument 3130142 on 11/11/2004 a loan modification agreement recorded as Instrument 201400098212 on 04/22/2014

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 5, BLOCK 1, OF SUMMERTREE ADDITION, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 78216, PAGE 963, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/1/2017**, 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.

PHH Mortgage Corporation is acting as the Mortgage Servicer for THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RP3 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PHH Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RP3
c/o PHH Mortgage Corporation
One Mortgage Way
Mt Laurel NJ 08054



Matter No.: 053128-TX

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.

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, RUSSELL
STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS,
DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS,
MICHELLE SCHWARTZ, 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

FILED

2017 JUL 11 PM 2:08

**NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE**

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, MORTEZA SAKI and MOJGAN H. SAKI a/k/a MOJGAN HATEMINEJAD SAKI (collectively hereinafter referred to as "Grantor") executed and delivered a Deed of Trust Security Agreement – Financing Statement (Commercial) dated as of August 27, 2007 (the "Deed of Trust") conveying to M. V. McCarthy, Trustee, the real estate and other property therein described, to secure First National Bank, in the payment of certain indebtedness evidenced by the promissory note executed by MDC Midway/Belmead, LLC ("Borrower") as therein described (the "Note"), said Deed of Trust being filed for record in the Official Public Records of Dallas County, Texas on September 4, 2007, under Instrument Number 20070318338, as may be modified, renewed or extended from time to time. Grantor and Borrower are collectively referred to herein as "Debtor".

WHEREAS, M. V. McCarthy has been removed as Trustee and the undersigned has been appointed Substitute Trustee in accordance with the provisions of said Deed of Trust;

WHEREAS, by reason of the failure of Debtor to timely cure a default under the Deed of Trust, the indebtedness secured by the Deed of Trust has been accelerated and is now due and unpaid, and Valres Two-Arc, Inc., being the current owner and holder of said indebtedness, has requested the undersigned to sell the property covered by said Deed of Trust to satisfy said indebtedness; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 1st day of August, 2017, between the hours of 1:00 p.m. and 4:00 p.m. I, the undersigned, will sell and convey all or part of the real estate being more particularly described on Exhibit A attached hereto and made a part hereof, at the area designated by the Commissioners Court as the location where foreclosure sales are to take place, such designation being the outside area on the north side of the George Allen Courts Building facing Commerce Street, below the overhang, or as designated by the County Commissioners in Dallas, Texas, at public auction to the highest bidder for cash. The George Allen Courts Building is located at 600 Commerce Street, Dallas, Texas 75202.

Notice is hereby further given that the sale hereinabove mentioned shall include both the real estate hereinabove referenced and all improvements, fixtures and personal property located or related thereto, all as more particularly described in said Deed of Trust to which reference is hereby made for all purposes.

The real estate and other property sold hereunder shall be sold "as is" and subject to all matters of record that are not extinguished through the foreclosure of the lien established under the above described Deed of Trust.



WITNESS MY HAND this 11 day of July, 2017.

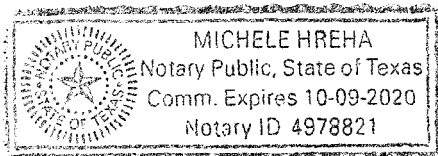
Shelley Ortolani

Shelley Ortolani, Mary Mancuso,
Tim Lewis, Russell Stockman,
Denise Boerner, Robert Ortolani,
Michele Hreha, David Stockman,
Brenda Wiggs, Guy Wiggs,
Donna Stockman or Lori McCarty,
Substitute Trustee
c/o ServiceLink Agency Sales and Posting
1320 Greenway Drive, Suite 300,
Irving, Texas 75038
Phone: 972-756-5166

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Shelley Ortolani, known to me to be the person whose name is subscribed to the foregoing instrument as Substitute Trustee, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of July, 2017.



Michele Hreha
Notary Public, State of Texas

Michele Hreha
Typed or Printed Name of Notary

My Commission Expires:

10-9-2020

EXHIBIT "A"

Legal Description

TRACT 1: (Fee Simple)

BEING all of Lot 4, Block A of A REPLAT OF PART OF Lot 1, BLOCK A, UNITREK ADDITION AND ALL OF BELTWOOD NORTH, PHASE 5, an addition to the City of Carrollton, Dallas County, Texas, recorded in Volume 93157, Page 2065 of the Map Records of Dallas County, Texas, and said lot being more particularly described as follows:

COMMENCING at the south corner of a corner cut-off at the present intersection of the south R.O.W. line of Belmeade Drive (a 60' R.O.W.) with the west R.O.W. of Midway Road (a 100' R.O.W.), and said point being on a curve to the left having a central angle of 20 deg. 29' 09" and a radius of 1068.75' bearing S 69 deg. 21' 21" E; THENCE around said curve and along the west line of Midway Road, a distance of 382.13' to a point; THENCE S 00 deg. 09' 30" W, 155.29' along the west line of Midway Road to a cross found at the southeast corner of Lot 3R, Block A of Replat of Lot 2 and Lot 3, Block A, of a Replat of part of Lot 1, Block A, Unitrek Addition and all of Beltwood North, Phase 5, and Replat of Lot 6R, Block A, Amending Plat, Lot 1 and Lot 6, Block A, of a Replat of part of Lot 1, Block A, Unitrek Addition and all of Beltwood North, Phase 5, an addition to the City of Carrollton, Texas, recorded in Volume 95205, Page 3554 of the Map Records of Dallas County, Texas, and said point being the Point of Beginning;

THENCE S 00 deg. 09' 30" W, 162.00' along the west line of Midway Road to a cross found at the northeast corner of Lot 5 of said A Replat of part of Lot 1, Block A, Unitrek Addition and all of Beltwood North, Phase 5;

THENCE N 89 deg. 50' 30" W, 190.00' along the common line of said Lots 4 and 5 to a cross found for corner in the east line of Lot 6R1 of said Replat of Lot 2 and Lot 3, Block A, of a Replat of part of Lot 1, Block A, Unitrek Addition and all of Beltwood North, Phase 5, and Replat of Lot 6R, Block A, Amending Plat, Lot 1 and Lot 6, Block A, of a Replat of part of Lot 1, Block A, Unitrek Addition and all of Beltwood North, Phase 5;

THENCE N 00 deg. 09' 30" E, 162.00' along the common line of said Lots 4 and 6R1 to a 1/2" iron rod found in the south line of said Lot 3R;

THENCE S 89 deg. 50' 30" E, 190.00' along the common line of said Lots 4 and 3R to the point of beginning and containing 30,780.00 square feet or 0.7066 acres of land more or less.

TRACT 2:

Easement Estate created by virtue of that certain Perpetual Mutual Access Easement Agreement dated August 11, 1993, executed by and between Hammer & Associates, Inc d/b/a Hammer Properties as Trustee and Troy Smith, Inc., an Oklahoma corporation, recorded in Volume 93160, Page 4463, Deed Records; as affected by Amendment to Perpetual Mutual Access Easement Agreement recorded in Volume 95090,

EXHIBIT "A" cont.

Legal Description

Page 4501, Deed Records, Dallas County, Texas. Said Easement Estate being over and across the following described property:

Lot 5, Block A, of A REPLAT OF PART OF LOT 1, BLOCK A, UNITREK ADDITION AND ALL OF BELTWOOD NORTH, PHASE 5, an Addition to the City of Carrollton, Dallas County, Texas, according to the map thereof recorded in Volume 93157, Page 2085, Map Records, Dallas County, Texas.

TRACT 3:

Easement Estate created by virtue of that certain Perpetual Mutual Access Easement Agreement dated September 12, 1995, executed by Hammer & Associates, Inc d/b/a Hammer Properties as Trustee, recorded in Volume 95179, Page 2442, Deed Records, Dallas County, Texas. Said Easement Estate being over and across the following described property:

Lot 3R, Block A, of REPLAT OF LOT 2 AND LOT 3, BLOCK A, OF A REPLAT OF PART OF LOT 1, BLOCK A, UNITREK ADDITION AND ALL OF BELTWOOD NORTH, PHASE 5, AND REPLAT OF LOT 6R, BLOCK A, AMENDING PLAT, LOT 1 AND LOT 6, BLOCK A, OF A REPLAT OF PART OF LOT 1, BLOCK A, UNITREK ADDITION AND ALL OF BELTWOOD NORTH, PHASE 5, an Addition to the City of Carrollton, Dallas County, Texas, according to the map thereof recorded in Volume 95205, Page 3554, Map Records, Dallas County, Texas.

TRACT 4:

Easement Estate created by virtue of that certain Perpetual Mutual Access Easement Agreement dated January 13, 1997, executed by Hammer & Associates, Inc d/b/a Hammer Properties as Trustee, recorded in Volume 97011, Page 4984, Deed Records, Dallas County, Texas. Said Easement Estate being over and across the following described property:

Lot 3R, Block A, of REPLAT OF LOT 2 AND LOT 3, BLOCK A, OF A REPLAT OF PART OF LOT 1, BLOCK A, UNITREK ADDITION AND ALL OF BELTWOOD NORTH, PHASE 5, AND REPLAT OF LOT 6R, BLOCK A, AMENDING PLAT, LOT 1 AND LOT 6, BLOCK A, OF A REPLAT OF PART OF LOT 1, BLOCK A, UNITREK ADDITION AND ALL OF BELTWOOD NORTH, PHASE 5, an Addition to the City of Carrollton, Dallas County, Texas, according to the map thereof recorded in Volume 95205, Page 3554, Map Records, Dallas County, Texas.