

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 07, 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 July 16, 2003 and recorded in Document VOLUME 2003149, PAGE 07493 real property records of DALLAS County, Texas, with DR. LORI A. DAVIS AND JAMES M. DAVIS, grantor(s) and WORLD SAVINGS BANK, FSB, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DR. LORI A. DAVIS AND JAMES M. DAVIS, securing the payment of the indebtednesses in the original principal amount of \$56,400.00, 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. 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: _____

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN
2018 JUL 16 PM 3:10

FILED



NOS20100015000759

EXHIBIT "A"

BEING LOT 40, BLOCK 24 OF SIXTH INSTALLMENT, REVISED, OF RIDGECREST ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 37, PAGE 37, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS20100015000759

FILED

NOTICE OF ASSESSMENT LIEN SALE 2018 JUL 17 PM 3: 26

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, on or about May 18, 2018, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Denise Alvarez, the present owner of said real property, to Oaks on the Ridge I Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Denise Alvarez has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

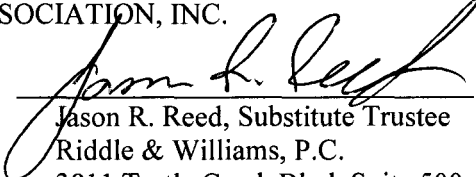
NOW, THEREFORE, notice is hereby given that on Tuesday, August 7, 2018, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 106, Building A, and its appurtenant undivided interest in and to the general and limited common elements of Oaks on the Ridge I Condominiums, a Condominium Regime situated in the City of Irving, Dallas County, Texas, according to the Condominium Declaration, recorded in Volume 84039, Page 1900, Condominium Records, Dallas County, Texas, Declaration recorded in Volume 84039, Page 1875, Deed Records Dallas County, Texas and First Amendment to Declaration recorded in Volume 85197, Page 289, Deed Records, Dallas County, Texas (4101 Esters Road #106)

WITNESS my hand this 16th day of July, 2018

OAKS ON THE RIDGE I HOMEOWNERS ASSOCIATION, INC.

By: 
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the ___ day of July, 2018, at the Dallas County Courthouse in Dallas, Texas.

FILED

NOTICE OF ASSESSMENT LIEN SALE 2018 JUL 17 PM 3:27

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, on or about March 27, 2018, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Grattie Leonie Jacqueline Wahon, the present owner of said real property, to Quail Run Condominium Association (the "Association"); and

WHEREAS, the said Grattie Leonie Jacqueline Wahon has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, August 7, 2018, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 1249, Building O, as more particularly described in Exhibit A, attached hereto and incorporated herein by reference (4543 N. O'Connor Blvd. #1249)

WITNESS my hand this 27 day of June, 2018

QUAIL RUN CONDOMINIUM ASSOCIATION

By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the ___ day of _____, 2018, at the Dallas County Courthouse in Dallas, Texas.

Grattie Leonie Jacqueline Wahn

June 27, 2018

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EXHIBIT A

Unit 1249 in Building O, together with the undivided interest in and to the Common Elements appurtenant thereto, of Quail Run Condominiums, a Condominium Regime in the City of Irving, Dallas County, Texas, according to the Declaration thereof, recorded in Volume 83168, Page 260, Condominium Records, Dallas County, Texas; together with the First Supplementary Declaration recorded in Volume 84077, Page 4581; First Amendment to the Declaration and Master Deed recorded in Volume 88237, Page 1464; and Second Supplementary Declaration recorded in Volume 90165, Page 972, Condominium Records, Dallas County, Texas, and being the same property conveyed to Grantor in Warranty Deed filed 08/06/2015 recorded in cc# 201500209715, Real Property Records, Dallas County, Texas.