

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
GOMEZ, SYLVIA
705 CRESTBROOK LANE, GRAND PRAIRIE, TX 75052

CONVENTIONAL
Firm File Number: 16-023326

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 14, 2000, SYLVIA GOMEZ, as Grantor(s), executed a Deed of Trust conveying to EILEEN M. FOWLES, as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A. 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 967209, 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, December 5, 2017 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 5, BLOCK 2, OF SHARPSTON HEIGHTS ADDITION NO. 2, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 241, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 705 CRESTBROOK LANE
GRAND PRAIRIE, TX 75052
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

2017 NOV 13 AM 11:38
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

FILED

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.

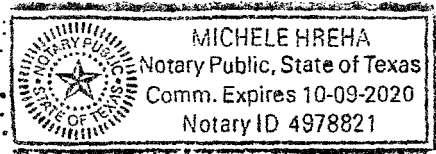
Shelley Ortolani

SUBSTITUTE TRUSTEE
Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shelley Ortolani, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 17 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17 day of November



Michele Hreha
NOTARY PUBLIC in and for
Dallas COUNTY,

My commission expires: 10-9-2020
Type or Print Name of Notary Michele Areha

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

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)

Deed of Trust Date: January 22, 2004	Original Mortgagor/Grantor: JULIO SANDOVAL AND ADRIENNE SANDOVAL, HUSBAND AND WIFE
Original Beneficiary / Mortgagee: AMERIGROUP MORTGAGE CORPORATION	Current Beneficiary / Mortgagee: DITECH FINANCIAL LLC
Recorded in: Volume: Page: Instrument No: 200402102711	Property County: DALLAS
Mortgage Servicer: Ditech Financial LLC	Mortgage Servicer's Address: 2100 E. Elmer Road, Bldg 94 Mail Stop T325 Tempe, AZ 85284

* 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 \$153,200.00, executed by JULIO SANDOVAL AND ADRIENNE SANDOVAL ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 904 GLENBROOK DR, GRAND PRAIRIE, TX 75052

Legal Description of Property to be Sold: BEING LOT 9 IN BLOCK 4 OF BROOKFIELD ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2001075, PAGE 3483 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. .

Date of Sale: December 05, 2017	Earliest time Sale will begin: 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, *DITECH FINANCIAL LLC*, the owner and holder of the Note, has requested Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz 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 *DITECH FINANCIAL LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

2017 NOV 29 PM 12:36
 JOHN W. CLERK
 COUNTY CLERK
 DALLAS COUNTY

FILED



17-090470

4637643

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, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz 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, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, 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.

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.

/s/William Attmore
William Attmore
Attorney for DITECH FINANCIAL LLC
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

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

November 3, 2017

Sent via Certified and Regular Mail

Borrower(s): SANDOVAL, JULIO SANDOVAL, ADRIENNE
904 GLENBROOK DR
GRAND PRAIRIE, TX 75052

RE: Deed of Trust Dated: January 30, 2004
 Borrower(s): JULIO SANDOVAL AND ADRIENNE SANDOVAL
 Original Principal Amount: \$153,200.00
 Property Address: 904 GLENBROOK DR
 GRAND PRAIRIE, TX 75052
Current Mortgage Servicer and Mortgagee:
 Mortgage Servicer: Ditech Financial LLC
 Mortgagee: DITECH FINANCIAL LLC

(Include if applicable: The Mortgage Servicer represents the Mortgagee under a servicing agreement with the Mortgagee, whose address is 2100 E. Elliot Road, Bldg 94 Mail Stop T325 Tempe, AZ 85284)

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 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

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: December 05, 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 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 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.

Declarants Name: _____

Date: _____

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2017 NOV 13 PM 3:26
FILED



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

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 IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

FILED

2017 NOV 13 AM 10:13

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, NDUKWE ONYEFORO AND JENNY ONYEFORO, HUSBAND AND WIFE delivered that one certain Deed of Trust dated JULY 16, 2012, which is recorded in INSTRUMENT NO. 201200208580 of the real property records of DALLAS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$144,485.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, GATEWAY MORTGAGE GROUP, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, DECEMBER 5, 2017, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING LOT 34, IN BLOCK 4, OF BROOKFIELD ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2001075, PAGE 3483, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of DALLAS County, Texas, for such sales (OR AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, LLC, the Mortgagee or Mortgage Servicer, is 244 SOUTH GATEWAY PLACE, JENKS, OKLAHOMA 74037. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: NOVEMBER 13, 2017.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR ROSALIE C.
SCHROEDER OR ERIKA J. BENNETT

FILE NO.: GMG-1199
PROPERTY: 824 OAKBROOK DRIVE
GRAND PRAIRIE, TEXAS 75052

NDUKWE ONYEFORO

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

FILED

NOV -3 PM 2:52

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Notice of Trustee's Sale

Date: November 3, 2017

Trustee: Kim R. Thorne

Trustee's Address: 123 W. Main St, Suite 300, Grand Prairie, Dallas County, Texas 75050

Mortgagee: Melvin Ray Cook, II and Randy Earl Cook dba R & R Partners, a Texas partnership

Mortgagee's Address: 1617 Kingston Dr, Grand Prairie, Dallas County, Texas 75051

Note: \$74,000.00

Deed of Trust

Date: February 4, 2008

Grantor: Juan Encarnacion Martinez and Maria Guadalupe Martinez

Mortgagee: Melvin Ray Cook, II and Randy Earl Cook dba R & R Partners, a Texas partnership

Recording information: Vendor's Lien retained in Deed filed as Instrument File Number 20080049118 in the Official Public Records of Dallas County, Texas; Deed of Trust filed as Instrument File Number 20080049119 in the Official Public Records of Dallas County, Texas

Property: Lot 20, Block 6, of INGLEWOOD PARK ADDITION, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the map thereof recorded in Volume 28, Page 109, Map Records, Dallas County, Texas. Property address is 513 Phillips Ct, Grand Prairie, Texas.

County: Dallas

Date of Sale (first Tuesday of month): December 5, 2017

Time of Sale: 11:00 a. m.

Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

Kim R. Thorne is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Kim R. Thorne
Thorne & Skinner
123 W. Main St, Suite 300
Grand Prairie, Texas 75050
972.264.1614
kthorne@tstgroup.com