

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County

Deed of Trust Dated: December 1, 2006

Amount: \$528,000.00

Grantor(s): RAFAEL GREGORIO

Original Mortgagee: SILVER HILL FINANCIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Current Mortgagee: BAYVIEW LOAN SERVICING, LLC

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, 4425 Ponce DeLeon Blvd 5th Floor, Coral Gables, FL 33146

Recording Information: Document No. 200600454920

Legal Description: LOTS 3 AND 4, BLOCK 1, OF IRVING PARK ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 464, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: February 6, 2018 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI, MARY MANCUSO OR JOHN PHILLIP MARQUEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

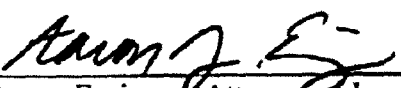
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-002996

SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI,
MARY MANCUSO OR JOHN PHILLIP MARQUEZ
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2017 DEC 14 PM 3:00

FILED

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY 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

THE STATE OF TEXAS
COUNTY OF DALLAS

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

017 DEC -8 PM 3:26

FILED

NOTICE HEREBY IS GIVEN OF THE FOLLOWING NONJUDICIAL FORECLOSURE:

WHEREAS, pursuant to the authority conferred upon me by that certain Deed of Trust executed by Paloma Libertad Marquez Soto, as a Member of Paloma Liberated Financial Services LLC, and as Guarantor, to Jackie Lynn Ward, TRUSTEE, dated September 29, 2016, for the benefit of Tausch Ventures, LLC, duly recorded under Instrument No. 201600278212, Official Public Records, Dallas County, Texas, securing the payment of that one certain promissory note in the original principal amount of NINETY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$98,500.00), encumbering the following described Real Property:

Lot One (1), in Block Three (3), HAWKINS ADDITION, an Addition to the City of Irving, Dallas County, Texas, according to the map or plat thereof recorded in Volume 15, Page 39, of the Map Records of Dallas County, Texas.

WHEREAS, Tausch Ventures, LLC, have in writing appointed the undersigned Dan Cherkassky, of 1321 W. Randol Mill Road, Ste 111, Arlington, Tarrant County, Texas 76012, as Substitute Trustee, in place of Jackie Lynn Ward, Trustee; and

WHEREAS, default has occurred in the payment of said Note and the same is now all due, and the legal owner and holder thereof has requested the undersigned to sell all of the Real Property in pursuance of the terms of said Deed of Trust.

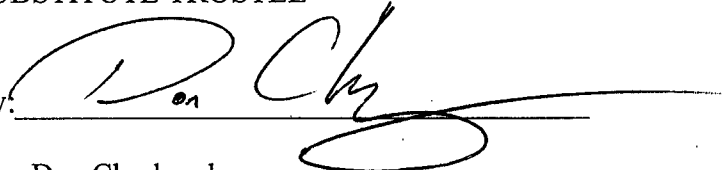
NOW, THEREFORE, notice is given that on Tuesday, 2nd day of February, 2018, the sale will begin no earlier than 10:00 a.m., or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m. The sale will be conducted in the area designated by the Commissioners court of Dallas County, Texas. I will sell all of the Real Property to the highest bidder for cash to satisfy all delinquent unpaid sums then due and owing under the Note and Deed of Trust.

Pursuant to Section 51.009 of the Texas Property Code, the Real Property will be sold in "as is,

where is" condition, without express or implied warranties, except as to the warranties of title (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 Real Property.

EXECUTED this 8th day of December, 2017.

SUBSTITUTE TRUSTEE

By: 

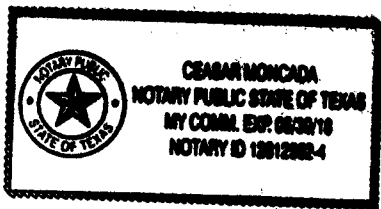
By: Dan Cherkassky


ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 8th day of December 2017, by Dan Cherkassky, as Substitute Trustee.





Notary Public In and for the State of Texas

PLEASE RETURN TO:
TAUSCH VENTURES, LLC
PO Box 1732
Helotes, TX 78023

PREPARED IN THE LAW OFFICE OF:
Jackie Lynn Ward, Attorney at Law
3714 Newrock Drive
San Antonio, Texas 78230

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/13/2003
Grantor(s): SANDRA WALTON, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$93,654.00
Recording Information: Book 2003148 Page 03618 Instrument 2452769
Property County: Dallas
Property: BEING ALL OF LOT 3 BLOCK B OF HIDDEN OAKS, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84239, PAGE 4355 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
Reported Address: 705 BERKELEY PLAZA, IRVING, TX 75061

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of February, 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, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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 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, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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. 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, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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,

Buckley Madole, P.C.

DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

2017 NOV 30 PM 12:02

FILED
G1