

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

**DEED OF TRUST INFORMATION:**

**Date:** 09/21/2005  
**Grantor(s):** SHIRLEY A NUNN, A SINGLE WOMAN  
**Original Mortgagee:** PRIME LENDING, A PLAINS CAPITAL COMPANY, A TEXAS BANK SUBSIDIARY  
**Original Principal:** \$198,735.00  
**Recording Information:** Instrument 200503525033  
**Property County:** Dallas  
**Property:** BEING LOT 18, BLOCK 1, OF CREEKSIDE ADDITION, PHASE II, AN ADDITION TO THE TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED THEREOF RECORDED IN VOLUME 2004244, PAGE 46, PLAT RECORDS, DALLAS COUNTY, TEXAS: BEING A REPLAT OF LOT 12, BLOCK 1, CREEKSIDE ADDITION, PHASE I, AND A 30.976 ACRE TRACT SITUATED IN THE S.A. AND W.G.R.R. CO. SURVEY-ABSTRACT NO. 1400, TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS.  
**Reported Address:** 307 SWEET GUM LN, SUNNYVALE, TX 75182-4029

**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, National Association as Trustee for Option One Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2  
**Mortgage Servicer:** Ocwen Loan Servicing, LLC  
**Current Beneficiary:** Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2  
**Mortgage Servicer Address:** 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of January, 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):** Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, 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 Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, 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. Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, 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 F. WARREN

NOV 27 PM 12:08

FILED

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

**DEED OF TRUST INFORMATION:**

**Date:** 05/17/2017  
**Grantor(s):** GAVIN M DAWSON, AN UNMARRIED MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MORTGAGE FINANCIAL SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$405,357.00  
**Recording Information:** Instrument 201700140568  
**Property County:** Dallas  
**Property:** LOT 30, BLOCK C, STONEY CREEK PHASE 2G, AN ADDITION TO THE TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 201600277540, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.  
**Reported Address:** 362 SPURCROSS ROAD, SUNNYVALE, TX 75182

**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

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**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

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Buckley Madole, P.C.

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2017 NOV 27 PM 12:13

FILED