

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on the 1st day of November, 2012, EDRA A. BAKER and GERALD A. BAKER executed a Deed of Trust conveying to James F. Bowen, Trustee, the real estate hereinafter described to secure MARY LOU WARREN, in the payment of a certain note in the original principal sum of \$135,000.00 therein described, said Deed of Trust being recorded in Clerk's Record No. 201200356197 of the Real Property Records of Dallas County, Texas; and

**WHEREAS**, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

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

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 5th day of June, 2018, beginning at 10:00 a.m. and lasting no later than 1:00 p.m., I will sell said real estate at the door of the George Allen Sr. County Courthouse, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash.

Said real estate is described as follows:

*Situated in Dallas County, Texas, and being further described on the attached Exhibit "A"*

WITNESS MY HAND this 11 day of May, 2018.

  
\_\_\_\_\_  
PAUL R. LEAKE, Substitute Trustee

BY \_\_\_\_\_  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

2018 MAY 14 PM 1:19

**FILED**

EXHIBIT " A "

Legal Description

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Seagoville and part of the G. S. Carpenter Survey, Abstract No. 367, Dallas County, Texas, all of that certain Tract I and Tract II conveyed to GSA Properties by Malayco, Inc. on May 5, 1981, recorded in Vol. 81090 page 834 of the Deed Records of Dallas County, Texas and being more completely described as follows, to-wit:

BEGINNING at a Concrete Monument found at the West corner of the above mentioned Tract I, at the North corner of the Southwestern Bell Telephone Co. 10,750 square feet tract, recorded in Vol. 5454 page 349 of the Deed Records of Dallas County, Texas and being in the Southeast line of Adkins Street.

THENCE N 46 deg. 17 min. 24 sec. E, with the Northwest line of said Tract I and with the Southeast line of Adkins Street, a distance of 74.00 ft. to a 3/8" Iron rod set at an angle point at the intersection of the Southeast line of Adkins Street with the Southwest Right of Way line of U. S. Highway No. 175.

THENCE N 83 deg. 13 min. 38 sec. E, with the Southwest Right of Way line of U. S. Highway No. 175, a distance of 81.00 ft. to a 3/8" Iron rod set at an angle point in same and being at the North corner of said Tract I.

THENCE S 62 deg. 15 min. 21 sec. E, continuing with said Right of Way line and with the Northeast line of said Tract I, passing the East corner of said Tract I, continuing a total distance of 68.20 ft. to a 3/8" Iron rod set at the East corner of the above mentioned Tract II.

THENCE S 47 deg. 15 min. 31 sec. W, with the Southwest line of said Tract II, a distance of 151.10 ft. to a 3/8" Iron rod set at the South corner of same and being in the Northeast line of the Southwestern Bell Telephone Co. 7,127 square feet tract, recorded in Vol. 5454 page 351 of the Deed Records of Dallas County, Texas.

THENCE N 41 deg. 26 min. 23 sec. W, with the Southwest line of said Tract II and with the Northeast line of said 7,127 square feet tract, a distance of 3.00 ft. to a Concrete Monument found at the West corner of said Tract II, at the North corner of said 7,127 square feet tract and being in the Southeast line of said Tract I.

THENCE S 47 deg. 15 min. 31 sec. W, with the Southeast line of said Tract I and with the Northwest line of said 7,127 square feet tract, a distance of 9.88 ft. to a Concrete Monument found at the South corner of said Tract I and being at the East corner of the above mentioned 10,750 square feet tract.

THENCE N 43 deg. 29 min. 33 sec. W, with the Southwest line of said Tract I and with the Northeast line of said 10,750 square feet tract, a distance of 107.62 ft. to the point of beginning, containing 0.336 of an acre of land.

**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)**

<b>Deed of Trust Date:</b> August 29, 2014	<b>Original Mortgagor/Grantor:</b> QUOMEKA S FLETCHER AND QUINTIN L FLETCHER
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DHI MORTGAGE COMPANY LTD	<b>Current Beneficiary / Mortgagee:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 201400223480	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd. Coppell, TX 75019

\* 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 \$140,409.00, executed by QUOMEKA S FLETCHER AND QUINTIN L FLETCHER ("Borrower") and payable to the order of Lender.

**Property Address/Mailing Address:** 2915 THISTLEWOOD DRIVE, SEAGOVILLE, TX 75159

**Legal Description of Property to be Sold:** LOT 28, BLOCK D, OF HIGHLAND MEADOWS, PHASE I, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2005138, PAGE 181 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS..

<b>Date of Sale:</b> June 05, 2018	<b>Earliest time Sale will begin:</b> 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, at the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by Dallas County Commissioner's Court

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place as 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, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602 OR 1320 Greenway Drive Suite 300 Irving, TX 75038, 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.

2018 MAY -3 PM 2:34  
 JOHN E. WARREN  
 COUNTY CLERK  
 DALLAS COUNTY  
 DEPUTY

FILED



**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 *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Michele Hreha, Francesca Ortolani, Robert Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington, 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, Michele Hreha, Francesca Ortolani, Robert Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington, 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.

  
SUBSTITUTE TRUSTEE

Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

**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

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

April 17, 2018

Sent via Certified and Regular Mail

Borrower(s): QUINTIN FLETCHER, QUOMEKA FLETCHER  
2915 THISTLEWOOD DRIVE  
SEAGOVILLE, TX 75159

RE: Deed of Trust Dated: August 29, 2014  
Borrower(s): QUOMEKA S FLETCHER AND QUINTIN L FLETCHER  
Original Principal Amount: \$140,409.00  
Property Address: 2915 THISTLEWOOD DRIVE  
SEAGOVILLE, TX 75159

Current Mortgage Servicer and Mortgagee:

Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

(Include if applicable: The Mortgage Servicer represents the Mortgagee under a servicing agreement with the Mortgagee, whose address is 8950 Cypress Waters Blvd Coppell, TX 75019)

**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.**

