

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: 11/06/2018

Time: Between 1PM-4PM and beginning not earlier than 1PM-4PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Dallas County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/09/1994 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's Book Number 94238, Page 4764, with Cheri L Blair (grantor(s)) and World Savings and Loan Association, a Federal Savings and Loan Association mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Cheri L Blair, securing the payment of the indebtedness in the original amount of \$134,400.00, 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. LOT 7, BLOCK B, VILLAGES OF COPPELL PHASE III B, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 92218, PAGE 3565, MAP RECORDS, DALLAS COUNTY, TEXAS.

2018 OCT 11 AM 10:29
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED



4672504

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 §51.002, 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:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Shelley Ortolani

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
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared Shelley Ortolani, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of October, 2018.

Michele Hreha

NOTARY PUBLIC in and for

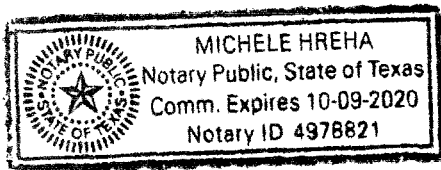
Dallas

COUNTY

My commission expires: 10-9-2020

Print Name of Notary:

Michele Hreha



CERTIFICATE OF POSTING

My name is Shelley Ortolani, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: Shelley Ortolani

Date: _____

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about November 22, 2016, 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 Obie C. Mbakwe, the present owner of said real property, to Lakes of Coppell Owners Association, Inc. (the "Association"); and

WHEREAS, the said Obie C. Mbakwe has continued to default in the payment of his 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, November 6, 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:

Lot 19, Block B, of Waters Edge Phase One, an addition to the City of Coppell, Dallas County, Texas. according to the Plat thereof recorded in Volume 92228, Page 3869, Map Records, Dallas County, Texas (957 Pintail Court)

WITNESS my hand this 12 day of October, 2018

LAKES OF COPPELL OWNERS ASSOCIATION,
INC.

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 16 day of October, 2018, at the Dallas County Courthouse in Dallas, Texas.

M. C. [Signature]

FILED
2018 OCT 16 PM 2:04
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

CAUSE NO. DC-18-08104

IN RE: ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT OF
CONCERNING	§	
	§	
957 Pintail Court	§	DALLAS COUNTY, TEXAS
Coppell, TX 75019	§	
	§	
UNDER TEX. R. CIV. PROC. 736	§	
	§	193RD JUDICIAL DISTRICT
AND OBIE C. MBAKWE		

ORDER FOR FORECLOSURE

On June 21, 2018, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action was presented to the Court. **Lakes of Coppell Owners Association, Inc.** (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 957 Pintail Court, Coppell, Texas 75019, and further described as follows:

Lot 19, Block B, of Waters Edge Phase One, an addition to the City of Coppell, Dallas County, Texas. according to the Plat thereof recorded in Volume 92228, Page 3869, Map Records, Dallas County, Texas (957 Pintail Court) (hereinafter the "Property").

The Court finds that the Association's Application for Foreclosure complies with Rule 736.1 of the Tex. R. Civ. Proc. and was properly served in accordance with Rule 736.4 of the Tex. R. Civ. Proc. The Court further finds that Respondent has not previously filed a response, and the return of service has been on file with the clerk of the Court for at least 10 days before the date of this Order. The Court finds that the name and last known address of each respondent is as follows:

Obie C. Mbakwe
957 Pintail Court
Coppell, Texas 75019

Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute prima facie evidence of the truth of the matters alleged. The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration of Covenants, Conditions and Restrictions for The Lakes of Coppell (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondent's acquisition of the Property, Respondent agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article IV of the Declaration.
5. Article IV, Section 4.12 (b) of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article IV, Section 4.12 (c) of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondent's ownership, Respondent has been assessed maintenance fees in a non-discriminatory manner based on Respondent's ownership of the Property.

8. Article IV, Section 4.01 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of June 6, 2018, Respondent is 108 months in default in his obligations to the Association for a total of Six Thousand Five Hundred and Sixty Dollars and Ninety Five Cents (\$6,560.95).
10. Respondent has been notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by notice letter dated March 11, 2016.
11. A Notice of Lien was filed on or about November 22, 2016, at Document No. 201600329011 in the office of the County Clerk of DALLAS, Texas, and Respondent was notified of same by letter dated November 22, 2016.
12. The Association afforded Respondent thirty (30) days to cure the default pursuant to the November 22, 2016, letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

THE COURT THEREFORE GRANTS the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

IT IS THEREFORE ORDERED that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

IT IS FURTHER ORDERED that the Association shall send Respondent a copy of this Order with the notice of foreclosure sale sent to Respondent; and

IT IS FURTHER ORDERED that the Association may communicate with Respondent and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON August 20 2018.



JUDGE PRESIDING

Robert E. Miller and Dianne S. Miller
736 Marlee Circle
Coppell, Texas 75019
Our file #0117-796F

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 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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 17, 2004, Robert E. Miller and Dianne S. Miller executed a Deed of Trust conveying to Eldon L. Youngblood, a Trustee, the Real Estate hereinafter described, to secure New Century Mortgage Corporation in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 3033599, Book 2004166, Page 02326 in the Real Property Records of Dallas County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 6, 2018, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.


Said Real Estate is described as Follows: In the County of Dallas, State of Texas:

BEING LOT 30, BLOCK J OF MEADOWS SECTION 6 - PHASE ONE, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 90003, PAGE 0773, MAP RECORDS, DALLAS COUNTY, TEXAS.

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Deutsche Bank National Trust Company, As Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-NC1. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas
77219
Tel.: (832) 922-4000
Fax: (832) 922-6262


Shelley Ortolani, Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Francesca Ortolani, Successor Substitute Trustee, or
Shelley Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Francesca Ortolani, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2018 OCT 15 PM 12:37

FILED

**Michelle Schwartz, Successor Substitute Trustee, or
Guy Wiggs, Successor Substitute Trustee, or
David Stockman, Successor Substitute Trustee, or
Brenda Wiggs, Successor Substitute Trustee, or
Denise Boerner, Successor Substitute Trustee, or
Donna Stockman, Successor Substitute Trustee, or
Tim Lewis, Successor Substitute Trustee, or
Kathy Arrington, Successor Substitute Trustee**

CAUSE NO. DC-17-05812

IN RE ORDER FOR FORECLOSURE
CONCERNING

736 MARLEE CIRCLE,
COPPELL, TEXAS 75019

UNDER TEX. R. CIV. PROC. 736

§
§
§
§
§
§
§

IN THE DISTRICT COURT OF

DALLAS COUNTY, TEXAS

44TH JUDICIAL DISTRICT

DEFAULT JUDGMENT

Came on for consideration the Motion for Entry of Default Judgment filed by Deutsche Bank National Trust Company. As Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-NC1 ("Plaintiff"). The Court is of the opinion that said relief should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days.

The court further finds that the Plaintiff has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- On December 27, 2016, the Plaintiff gave the Defendants proper Notice of Default;
- the default was not cured and the Note was accelerated on February 3, 2017; and
- all principal, interest, late charges, escrow and other advances allowed under the terms of the subject Note and Security Instrument are now due and owing

(2) The property to be foreclosed is commonly known as 736 Marlee Circle, Coppel, Texas 75019 (the "Property") which has the following legal description:

BEING LOT 30. BLOCK J OF MEADOWS SECTION 6 - PHASE ONE.
AN ADDITION TO THE CITY OF COPPELL. DALLAS COUNTY,
TEXAS. ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 90003. PAGE 7773. MAP RECORDS. DALLAS COUNTY,
TEXAS.

(3) The name and last known address of each defendant subject to this judgment are:

- Robert E. Miller. 736 Marlee Circle, Coppell, Texas 75019
- Dianne S. Miller, 736 Marlee Circle, Coppell, Texas 75019

IT IS THEREFORE ORDERED that the Plaintiff may proceed with foreclosure of the
Property as described in the Legal Description pursuant to TEX. PROP. CODE § 51.002 and the
subject Security Instrument.

This is a final appealable judgment.

SIGNED this 31st day of October, 2017.



JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harvey

SBN: 09180150

Kelly@kellyharvey.com

Jerry W. Mason

SBN: 24081794

jerry@kellyharvey.com

Houston, Texas 77219

Tel. (832) 922-4000

Fax. (832) 922-6262

ATTORNEYS FOR PLAINTIFF

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: December 04, 1980

Grantor(s): James M. Summers, and wife, Felicitas Summers

Original Trustee: John T. Simms

Original Mortgagee: Gibraltar Savings Association

Recording Information: Vol. 80239, Page 0710, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: Liberty Savings Bank, FSB

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 11/06/2018 **Earliest Time Sale Will Begin:** 1:00 PM

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 Mortgageor, the Mortgagee or the Mortgagee's attorney.

Legal Description:
LOT 11, BLOCK 3, OF THE NORTH LAKE WOODLANDS ADDITION, AN ADDITION TO THE CITY OF COPPELL, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 74189, PAGE 1390, MAP RECORDS, DALLAS COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

For Information:
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Shelley Ortolani
Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, Francesca Ortolani as Successor Substitute Trustee, Kathy Arrington as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

FILED
2018 OCT 15 PM 12:42
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

