

FILED

2017 OCT 12 PM 12:45

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County

Deed of Trust Dated: December 11, 2003

Amount: \$68,400.00

Grantor(s): M.G. NAVALTA

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Original Mortgagee: COUNTRYWIDE HOME LOANS, INC.

Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2004-2CB)

Mortgagee Servicer and Address: c/o BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

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

Recording Information: Document No. 2688213

Legal Description: LOT 31, BLOCK 2, OF GARLAND PARK, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 7, PAGE 333, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: November 7, 2017 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.

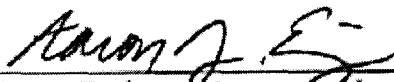
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

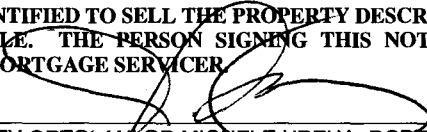
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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: 2017-001868


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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by Deed of Trust dated June 13, 2016 and recorded as Instrument Number 201600341635, Deed Records of Dallas County, Texas, Magdiel Isaac Garcia Hernandez and Maricela Razo Gonzalez ("Borrower") conveyed to Leon Harris, Trustee, certain real property situated in Dallas County, Texas, and being described as follows:

Being Lot 15, Block 8, of Golden Gate Park No. One (1), an Addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 84242, Page 1712, Map Records, Dallas County, Texas,

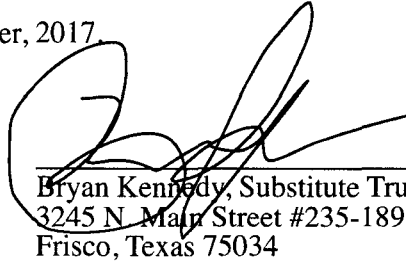
to secure Nationwide House Buyers, LLC ("Lender") in the payment of that one certain Real Estate Lien Note dated June 13, 2016 in the original principal amount of \$67,650.00, executed by Borrower and made payable to the order of Lender ("Note"); and

WHEREAS, the undersigned was appointed by Lender as substitute trustee on October 4, 2017;

WHEREAS, default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and Lender, the current owner and holder of the Note and the Deed of Trust lien and all other liens securing the Note, has requested the undersigned to sell the Property to satisfy the Note;

November NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of ~~February~~, 2017, between the hours of 10:00 a.m. and 4:00 p.m., I will sell the Property in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, in Dallas, Dallas County, Texas, to the highest bidder for cash. The earliest time at which the sale shall begin is 1:00 p.m. The sale shall begin at that time or not later than three (3) hours after that time.

WITNESS my hand this 4th day of October, 2017.


Bryan Kennedy, Substitute Trustee
3245 N. Main Street #235-189
Frisco, Texas 75034

2017 OCT 11 AM 11:58
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY