

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

FILED

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.

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

1. **Date, Time, and Place of Sale.**

Date: November 07, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 15, 2004 and recorded in Document VOLUME 2004119, PAGE 07794 real property records of DALLAS County, Texas, with JUAN QUINONES, grantor(s) and WORLD SAVINGS BANK, FSB, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JUAN QUINONES, securing the payment of the indebtednesses in the original principal amount of \$105,000.00, 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.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, 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 HOME MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO HOME MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

MICHAEL D. VESTAL, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____
Date: _____



NOS20130015001779

EXHIBIT "A"

LOT 8, BLOCK 1, OF ARAPAHO EAST ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70177, PAGE 62, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS20130015001779

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED

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DEED OF TRUST INFORMATION:

Date: 09/19/2006
Grantor(s): RONALD EUGENE TOLIVER AND SPOUSE, CHERYL L TOLIVER AND ERICA WILLIAMS AND SPOUSE DARRELL WILLIAMS
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NOVASTAR MORTGAGE, INC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$109,000.00
Recording Information: Instrument 200600363980
Property County: Dallas
Property: LOT 20, BLOCK H, SPRING RIDGE NO. 5, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71037, PAGE 2003, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS
Reported Address: 1904 WINDSONG TRAIL, RICHARDSON, TX 75081

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

MORTGAGE SERVICING INFORMATION:

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

Current Mortgage: U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of December 1, 2006, GSAMP Trust 2006-HE8, Mortgage Pass-Through Certificates, Series 2006-HE8
Mortgage Servicer: Ocwen Loan Servicing, LLC
Current Beneficiary: U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of December 1, 2006, GSAMP Trust 2006-HE8, Mortgage Pass-Through Certificates, Series 2006-HE8
Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of November, 2017
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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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.

CAUSE NO. DC-17-05372

**IN RE: ORDER FOR FORECLOSURE
CONCERNING 1904 WINDSONG TRAIL,
RICHARDSON, TX 75081
UNDER TEX. R. CIV. PROC. 736**

IN THE DISTRICT COURT

PETITIONER:

**OCWEN LOAN SERVICING, LLC AS
SERVICING AGENT FOR U.S. BANK,
NATIONAL ASSOCIATION, AS
TRUSTEE UNDER THE POOLING AND
SERVICING AGREEMENT DATED AS
OF DECEMBER 1, 2006, GSAMP TRUST
2006-HE8, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-HE8**

DALLAS COUNTY, TEXAS

RESPONDENT(S):

**CHERYL L TOLIVER, RONALD
EUGENE TOLIVER, DARRELL
WILLIAMS, ERICA WILLIAMS**

160TH DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is
 Cheryl Toliver, whose last known address is 1904 Windsong Trail, Richardson, TX 75081,
 Ronald Toliver, whose last known address is 1904 Windsong Trail, Richardson, TX 75081,
 Darrell Williams, whose last known address is 1904 Windsong Trail, Richardson, TX 75081
 and Erica Williams, whose last known address is
 1904 Windsong Trail, Richardson, TX 75081.
 Each Respondent was properly served with the citation, but none filed a response within the

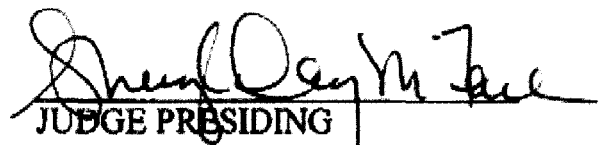
time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 1904 Windsong Trail, Richardson, TX 75081 with the following legal description:

LOT 20, BLOCK H, SPRING RIDGE NO. 5, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71037, PAGE 2003, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 200600363980 and recorded in the real property records of Dallas County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 31 day of July, 2017.


JUDGE PRESIDING