

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: 08/06/2019

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 11/26/2008 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number, 20080398659 with QUINN DALYN AYERS (grantor(s)) and Wells Fargo Bank, N.A. mortgage to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by QUINN DALYN AYERS, securing the payment of the indebtedness in the original amount of \$91,575.00, 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 11, BLOCK A, OF FOSSIL RIDGE ADDITION, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2004146, PAGE 118, OF THE MAP RECORDS OF DALLAS OF DALLAS COUNTY, TEXAS.

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

2019 JUN 20 AM 11:03



4696842

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:

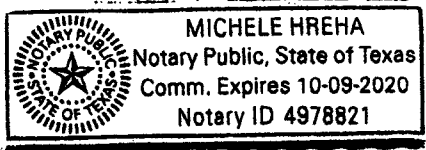
Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

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 , OR Brent Graves, Craig
Muirhead, Aaron Parker, Logan Thomas, Rick
Montgomery, Phillip Pierceall, Cary Corenblum,
Shawn Schiller, Matthew Hansen, Terry Waters, Clay
Golden, Michelle Schwartz, Guy Wiggs, Russell
Stockman whose address is 1 Mauchly, Irvine, CA
92618

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 19 day of June, 2019.



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 _____, 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: _____
Date: _____

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)

Deed of Trust Date: May 6, 2014	Original Mortgagor/Grantor: TIFFANY WATTS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: N/A Page: N/A Instrument No: 201400112189	Property County: DALLAS
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A Mr Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd. Coppell, TX 75019

BY JOHN F. WARREN
 COUNTY CLERK
 DALLAS COUNTY
 2019 JUN 13 AM 10:51

FILED

* 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 \$130,397.00, executed by TIFFANY WATTS and payable to the order of Lender.

Property Address/Mailing Address: 4718 BRIDLEWOOD LN, BALCH SPRINGS, TX 75180

Legal Description of Property to be Sold: BEING LOT 14, BLOCK P, SPRING RIDGE PHASE TWO B, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2004185, PAGE 73, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: AUGUST 06, 2019	Earliest time Sale will begin: 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 below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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.


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, 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 Shelley Ortolani or Michele Hreha or Mary Mancuso or Francesca Ortolani, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, 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.

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, 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 Shelley Ortolani or Michele Hreha or Mary Mancuso or Francesca Ortolani, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, 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, 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 Shelley Ortolani or Michele Hreha or Mary Mancuso or Francesca Ortolani, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, 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, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington, OR Shelley Ortolani or Michele Hreha or Mary Mancuso or Francesca Ortolani,, Trustee

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

SELECT PORTFOLIO SERVICING, INC. (SPS)
SANTOS, GABRIEL AND CYNTHIA
14864 LEDGEVIEW COURT, BALCH SPRINGS, TX 75180

CONVENTIONAL
Firm File Number: 18-030030

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 19, 2004, GABRIEL SANTOS AND WIFE, CYNTHIA SANTOS, as Grantor(s), executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to NEW CENTURY MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 200402921743 Volume 2004111, Page 08109, to which reference is herein made for all purposes.

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

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

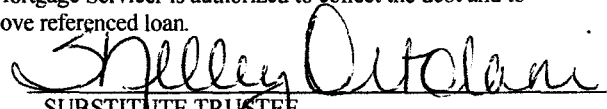
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant to Section §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.

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

BEING LOT 17, BLOCK J, SPRING RIDGE PHASE ONE, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2002212, PAGE 143, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 14864 LEDGEVIEW COURT
BALCH SPRINGS, TX 75180
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN
STANLEY ABS CAPITAL I INC. TRUST 2004-NC7, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2004-NC7
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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.


SUBSTITUTE TRUSTEE
Shelley Ortolani, Michele Hreha, Mary Mancuso or
Francesca Ortolani
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

FILED
JUN 27 PM 1:55
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS

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 military service to the sender of this notice immediately.

FILED

Notice of Trustee's Sale

2019 JUN 28 PM 1:41

Date: June 27, 2019

Substitute Trustee: Kim R. Thorne

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Substitute Trustee's Address: 123 W. Main St, Suite 300, Grand Prairie, Dallas County, Texas 75050

Mortgagee: Rose Buendia Strang and James Strang

Mortgagee's Address: 1116 Darbytown Rd, Grand Prairie, Dallas County, Texas 75052

Note: \$77,798.88

Deed of Trust

Date: April 3, 2019

Grantor: Jose Manuel Cobos Garcia and Sofia Zamarripa Cobos

Mortgagee: Rose Buendia Strang and James Strang

Recording information: Vendor's Lien retained in Deed filed as Instrument Number 201900084332 in the Official Public Records of Dallas County, Texas; Amended Deed of Trust filed as Instrument Number 201900084331 in the Official Public Records of Dallas County, Texas.

Property: Being Lot 18, in Block "B" of Belaire Park Addition, an addition to the City of Balch Springs, Dallas County, Texas, according to the Map thereof recorded in Volume 277, Page 1153, of the Map Records of Dallas County, Texas. Property address is 4806 Pebbleridge Drive, Balch Springs, Texas

County: Dallas

Date of Sale (first Tuesday of month): August 6, 2019

Time of Sale: 11:00 a. m.

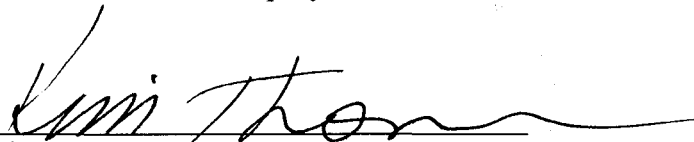
Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

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.

Mortgagee has appointed Kim R. Thorne as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


Kim R. Thorne
Thorne & Skinner
123 W. Main St, Suite 300
Grand Prairie, Texas 75050
972.264.1614