

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
OJO, TEMITOPE  
1335 NEWTON DR, CEDAR HILL, TX 75104

FHA 511-0384558-703  
Firm File Number: 19-033531

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 14, 2011, TEMITOPE OJO, AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to GREGORY S. GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR, PLAZA HOME MORTGAGE, INC 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 201100071442, 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

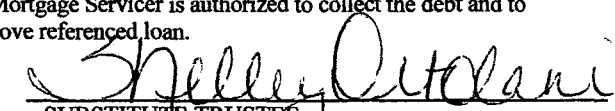
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of 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 14, BLOCK 20, CEDAR CREST ADDITION, PHASE III-A, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 200410. PAGE 214, MAP RECORDS OF DALLAS COUNTY, TEXAS

Property Address: 1335 NEWTON DR  
CEDAR HILL, TX 75104  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPELL, TEXAS 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.

  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Michelle Schwartz, Tim Lewis, Kathy Arrington or Francesca Ortolani  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

FILED  
2019 JUL 15 AM 10:31  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

**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.**

## NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 9<sup>TH</sup> day of September, 2009, LINDA HENDERSON executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure JACK HODGE, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 200900278501 of the Deed of Trust records of Dallas County, Texas; and

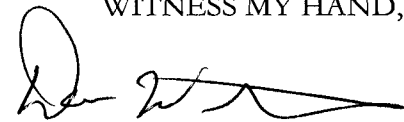
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6<sup>TH</sup> day of AUGUST, 2019, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courthouse, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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

LOT 1301, OF LAKE RIDGE SECTION 16, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2000188, PAGE 2944, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, ALSO KNOWN AS 1729 MAGIC VALLEY, CEDAR HILL, TEXAS.

WITNESS MY HAND, the 16 day of JULY, 2019.



DARRIN W. STANTON, TRUSTEE

BY \_\_\_\_\_  
DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN  
2019 JUL 16 PM 3:37

FILED

STATE OF TEXAS

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COUNTY OF DALLAS

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**NOTICE OF FORECLOSURE SALE**

Date: July 12, 2019

Deed of Trust and Assignment of Rents (“Deed of Trust”):

Dated: November 5, 2018

Trustor: The Dignity Group LLC, a Texas limited liability company (“Borrower”)

Trustee: Moses, Palmer & Howell, L.L.P.

Lender: PAJ Enterprises, LLC, a foreign limited liability company d/b/a PAJ Fund I, LLC (“Lender”)

Recorded in: Instrument No. 201800305091 of the Official Public Records of Dallas County, Texas

Secures: Promissory Note (“Note”) in the original principal amount of \$323,000.00, executed by Borrower and payable to the order of Lender, and all other indebtedness of Borrower to Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and more commonly known as 317 Wilshire Court, Dallas, Texas 75104, and all rights and appurtenances thereto

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by an Unconditional Guarantee of Payment dated November 7, 2018, and executed by Bettie S. Bailey in favor of Lender

Trustee: Moses, Palmer & Howell, L.L.P.

Trustee’s Street Address: Moses, Palmer & Howell, L.L.P.  
309 W. 7<sup>th</sup> Street, Suite 815  
Fort Worth, Texas 76102

**FILED**

2019 JUL 12 PM 2:11

JOHN F. WAREH  
COUNTY CLERK  
DALLAS COUNTY

Foreclosure Sale:

- Date: Tuesday, August 6, 2019
- Time: The sale of the Property (the "Foreclosure Sale") will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 12:00 p.m. and not later than three hours thereafter.
- Place: The north side of the George Allen Courts Building (located at 600 Commerce Street, Dallas, Texas 75202) facing Commerce Street below the overhang
- Terms of Sale: The Foreclosure will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

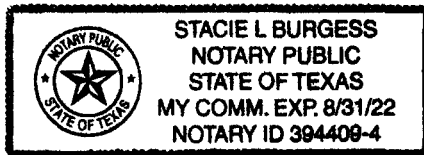
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold “**AS IS,**” without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Trustee.

**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.**

Trustee: *Alyson C. Halpern*  
Alyson C. Halpern of  
Moses, Palmer & Howell, L.L.P.,  
Attorney for Lender

SWORN TO AND SUBSCRIBED BEFORE ME by Alyson Halpern, in Tarrant County, Texas, on July 12, 2019, to certify, which, witness my hand and seal of office.



*Stacie Burgess*  
Notary Public, State of Texas

**EXHIBIT "A"**

Lot 1196, of Lake Ridge Section 15, Phase 3, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat recorded in Volume 2000107, Page 3928, of the Map Records of Dallas County, Texas, and being more commonly known as 317 Wilshire Court, Dallas, Texas 75104.

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
11/13/2006

**Grantor(s)/Mortgagor(s):**  
FLOYD NELSON AND TAUSHA LUCKEY  
NELSON

**Original Beneficiary/Mortgagee:**  
WASHINGTON MUTAL BANK

**Current Beneficiary/Mortgagee:**  
Deutsche Bank National Trust Company, as Trustee,  
in trust for registered Holders of WaMu Asset-  
Backed Certificates WaMu Series 2007-HE1 Trust

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 200600432581

**Property County:**  
DALLAS

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119

**Legal Description:** BEING LOT 37, IN BLOCK 5 OF THE SHADYBROOK, FIRST INSTALLMENT, AN  
ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 84200, PAGE 2342 OF THE PLAT RECORDS OF DALLAS COUNTY,  
TEXAS.

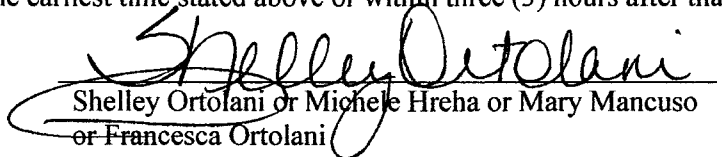
**Date of Sale:** 8/6/2019

**Earliest Time Sale Will Begin:** 10am

**Place of Sale of Property:** NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING  
COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR  
IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION  
51.002 OF THE TEXAS PROPERTY CODE.

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.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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.

  
Shelley Ortolani or Michele Hreha or Mary Mancuso  
or Francesca Ortolani  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

BY \_\_\_\_\_  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2019 JUL 11 AM 11:50

FILED

**MH File Number:** TX-16-28771-FC  
**Loan Type:** Conventional Residential