

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County
Deed of Trust Dated: March 30, 1998
Amount: \$50,485.00
Grantor(s): REFUGIO CORONILLA and VIVIAN Y CORONILLA

2019 JAN 10 PM 1:51

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Original Mortgagee: SUN WEST MORTGAGE COMPANY, INC.
Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, MS 100, O'Fallon, MO 63368

Recording Information: Document No. 94665

Legal Description: BEING LOT 36 IN BLOCK C OF TOWN EAST ESTATES NO. 10, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 71169, PAGE 2565 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: March 5, 2019 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.

BRENT GRAVES OR CRAIG MUIRHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, SHELLEY ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON, VANESSA MCHANNEY 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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-008188



BRENT GRAVES OR CRAIG MCJRHEAD, AARON PARKER,
LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL,
CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN,
TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ,
RUSSELL STOCKMAN, SHELLEY ORTOLANI, GUY WIGGS,
DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER,
DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ,
MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT
ORTOLANI, MARY MANCUSO, KATHY ARRINGTON,
VANESSA MCHANEY OR JOHN PHILLIP MARQUEZ
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

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: March 05, 2019

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 October 17, 2016 and recorded in Document CLERK'S FILE NO. 201600295548 real property records of DALLAS County, Texas, with NAOMI MURIMI, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by NAOMI MURIMI, securing the payment of the indebtednesses in the original principal amount of \$142,475.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SUNTRUST BANK 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. SUNTRUST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SUNTRUST BANK
1001 SEMMES AVENUE MAIL CODE RVW 3014
RICHMOND, VA 23224

MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, 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
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: _____

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2019 JAN 17 PM 2:09

FILED



NOS00000007253297

00000007253297

DALLAS

EXHIBIT "A"

BEING LOT 29, BLOCK F FOR REPLAT OF CHAMBERLAIN PLACE NO 1, PHASE NO 2, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE CORRECTED PLAT THEREOF RECORDED IN VOLUME 88126, PAGE 5221, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS00000007253297

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: 03/05/2019

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 05/21/2004 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number, 200402915130, with Juan Sadana aka Juan Saldana and Marisa Saldana (grantor(s)) and Mortgage Electronic Registration Systems, Inc, as nominee for SFMC, LP- DBA Service First Mortgage Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Juan Sadana aka Juan Saldana and Marisa Saldana, securing the payment of the indebtedness in the original amount of \$76,396.00, 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 12, BLOCK H OF HIGHLAND HILLS ADDITION, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 39, PAGE 73, MAP RECORDS, DALLAS COUNTY, TEXAS.

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2019 JAN 17 PM 12:01

FILED



4681902

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

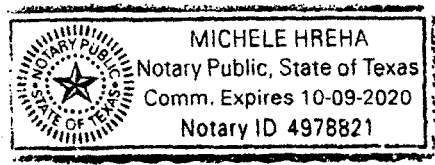
Shelley Ortolani
SUBSTITUTE TRUSTEE

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 17 day of January, 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

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: March 05, 2019

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 July 02, 2008 and recorded in Document CLERK'S FILE NO. 20080229118 AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO. 201500068661 AND 201800218407 real property records of DALLAS County, Texas, with HAZEL M PRESLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HAZEL M PRESLEY, securing the payment of the indebtednesses in the original principal amount of \$117,063.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, 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
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 413 5433/scra.military.orders@chase.com

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: _____

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2019 JAN 24 PM 3:15

FILED



NOS00000008085151

00000008085151

DALLAS

EXHIBIT "A"

LOT 19, BLOCK B OF BROADMOOR ESTATES NO. 4, FIRST SECTION, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 72183, PAGE 1088, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS00000008085151

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: 03/05/2019

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 07/29/2011 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's File/Instrument Number, 201100204264 with Raquel King (grantor(s)) and Mortgage Electronic registration Systems, Inc., as nominee for Van Dyk Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Raquel King, securing the payment of the indebtedness in the original amount of \$103,068.00, 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 60, BLOCK 3, A REPLAT OF PALOS VERDES ESTATES NO. 12 AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE REPLAT RECORDED IN VOLUME 82245, PAGE 392, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS.

2019 JAN 24 AM 10:31
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED



4682548

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

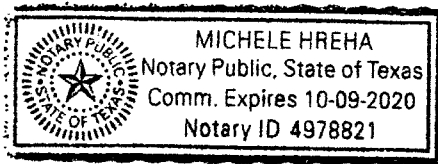
SUBSTITUTE TRUSTEE

~~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 23 day of January, 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: _____

FILED

Notice of Substitute Trustee's Sale

Date: January 25, 2019

2019 JAN 25 PM 12:19

Substitute Trustee: William A. Osborne

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Mortgagee: Healthmark Financial Inc. Retirement Plan

Borrower's Address: 620 Kevin Circle, Mesquite, Texas 75149

Note: \$71,411.07

Deeds of Trust

Date: 05/05/2012

Grantor: Carlos Monrroy and Benita Monrroy

Mortgagee: Healthmark Financial Inc. Retirement Plan

Recording information: Instrument # 201200158626 and # 201200158621

Property: : Lot 6, Block C , Highland Hills Addition, Second Section, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 70032, page 1691, Map Records, Dallas County, Texas

County: Dallas County

Date of Sale: March 5th , 2019

Time of Sale: No earlier than 10:00 a.m.

Place of Sale: _____ 600 Commercer St. Dallas, Texas

William A. Osborne is Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



William A. Osborne

Appointment of Substitute Trustee

Date: 25th day of January, 2019

Borrower: Carlos Monrroy and Benita Monrroy

Borrower's Address: 620 Kevin Circle, Mesquite, Texas 75149

Mortgagee: Healthmark Financial Inc Retirement Plan

Mortgagee's Address: 3716 Windmill Lane, Plano, Texas 75074

Substitute Trustee: William A. Osborne

Substitute Trustee's Address: 3716 Windmill Lane, Plano, Texas 75074

Deeds of Trust

Date: 05/05/2012

Grantor: Carlos Monrroy and Benita Monrroy

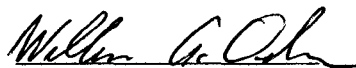
Mortgagee: Healthmark Financial Inc Retirement Plan

Recording information: Instrument # 201200158626 and #201200158621

Property: Lot 6, Block C, Highland Hills Addition, Second Section, an addition to the City of Mesquite, Dallas County, Texas , according to the plat thereof recorded in Volume 70032, page 1691, Map Records, Dallas County, Texas

The Deeds of Trust allow Mortgagee to remove the trustee and appoint a substitute trustee. Mortgagee removes the present trustee and appoints Substitute Trustee as the trustee under the Deeds of Trust. Mortgagee directs Substitute Trustee to foreclose the lien of the Deeds of Trust in accordance with its terms and the laws of the State of Texas.

William A. Osborne



Authorized Officer

Return to:

William A. Osborne
3716 Windmill lane
Plano, Texas 75074

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/19/2007

Grantor(s)/Mortgagor(s):
NICOLE MCGEE, UNMARRIED

Original Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not individually but as trustee for
Pretium Mortgage Acquisition Trust

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 20070172234

Property County:
DALLAS

Mortgage Servicer:
Selene Finance, LP is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
9990 Richmond Avenue, Ste. 400 South,
Houston, TX 77042-4546

Legal Description: LOT 15, BLOCK F, CREEK CROSSING ESTATES NO. 17, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 87059, PAGE 1541, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

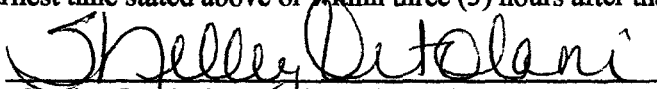
Date of Sale: 3/5/2019

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, Michele Hreha, Robert Ortolani or
Mary Mancuso or Francesca Ortolani
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

2019 JAN 24 AM 10:33
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

MH File Number: TX-17-33972-POS
Loan Type: Conventional Residential

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/29/2010
Grantor(s): TELEMONIC REYNOSO, A SINGLE WOMAN AND CAROL OSTERHAGE, A MARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$52,800.00
Recording Information: Instrument 201000166070
Property County: Dallas
Property: LOT 31, IN BLOCK M, OF EASTRIDGE PARK NO. 2, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 169, PLAT RECORDS, DALLAS COUNTY, TEXAS.
Reported Address: 2711 CUMBERLAND DRIVE, MESQUITE, TX 75150-3803

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of March, 2019
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): 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, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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 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, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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. 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, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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,

Bonial & Associates, P.C.

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2019 JAN 17 PM 12:00

FILED