

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/21/2006

Grantor(s)/Mortgagor(s):
ERIC JOHN NEMETH, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR REUNION MORTGAGE INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 200600071417

Property County:
DALLAS

Mortgage Servicer:
Seterus, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
14523 SW Millikan Way, Suite 200,
Beaverton, OR 97005

Legal Description: LOT 17, BLOCK 14, OF RICHARDSON HEIGHTS NO. 3, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 57, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

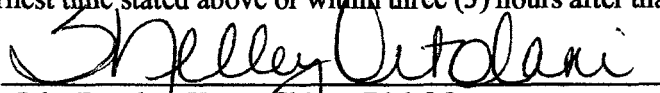
Date of Sale: 3/5/2019

Earliest Time Sale Will Begin: 10 AM

Place of Sale of Property: George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 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


John Beazley, Kenny Shiley, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Brent Graves, Wendy Lambert, Terry Waters, Shawn Schiller, Matthew Hansen, Logan Thomas, Guy Wiggs, Russell Stockman, David Stockman, Tim Lewis, 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

service to the sender of this notice immediately.

MH File Number: TX-18-68471-POS
Loan Type: Conventional Residential

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2019 JAN 31 AM 10:58
DEPUTY

FILED

Craig Steven Brummett and
Vera Lynn Brummett
643 Cambridge Drive
Richardson, Texas 75080
Our file #0816-097F

ATTENTION SERVICE MEMBERS:

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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 13, 2007, Craig Steven Brummett and Vera Lynn Brummett executed a Deed of Trust conveying to Baxter & Schwartz, P.C., a Trustee, the Real Estate hereinafter described, to secure Nationstar Mortgage LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 20070074931 in the Real Property Records of Dallas County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; 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.

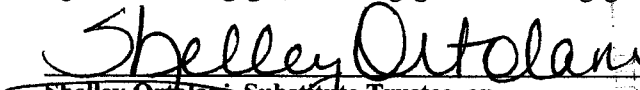
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 5, 2019, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

BEING LOT 6, BLOCK 2 OF PARKVIEW ESTATES NO. 4, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47, PAGE 181, MAP RECORDS, DALLAS COUNTY, TEXAS.

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank Of New York Mellon f/k/a The Bank Of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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


Shelley Ortolani, Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Francesca Ortolani, Successor Substitute Trustee, or
Shelley Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Francesca Ortolani, Successor Substitute Trustee, or

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

FILED
2019 FEB 22 AM 11:56
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
TEXAS

**Robert Ortolani, Successor Substitute Trustee, or
Michelle Schwartz, Successor Substitute Trustee, or
Guy Wiggs, Successor Substitute Trustee, or
David Stockman, Successor Substitute Trustee, or
Brenda Wiggs, Successor Substitute Trustee, or
Denise Boerner, Successor Substitute Trustee, or
Donna Stockman, Successor Substitute Trustee, or
Tim Lewis, Successor Substitute Trustee, or
Kathy Arrington, Successor Substitute Trustee**

<i>In Re: Order for Foreclosure Concerning</i>	§	<i>In the District Court</i>
<i>643 Cambridge Drive, Richardson, Texas 75080</i>	§	
<i>Under Tex. R. Civ. P. 736</i>	§	
<i>Petitioner:</i>	§	
<i>The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B</i>	§	<i>Dallas County, Texas</i>
<i>Respondents:</i>	§	
<i>Craig Steven Brummett, Vera Lynn Brummett, and Fortezza Enterprises, Inc.</i>	§	<i>193rd Judicial District</i>

ORDER ALLOWING FORECLOSURE

Came on for consideration the Application for Order for Foreclosure and Partial Default Motion against Respondent Fortezza Enterprises, Inc. filed by The Bank of New York Mellon f/k/a The Bank Of New York as Trustee for Nationstar Home Equity Loan Trust 2007-B (“Petitioner”). The Court is of the opinion that said application should be GRANTED.

The Court finds that Respondents Craig Steven Brummett and Vera Lynn Brummett have made an appearance in this case. The Court additionally finds that Respondent Fortezza Enterprises, Inc. has been properly served through the Secretary of State and has failed to file a response or otherwise appear in this case.

The Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on January 7, 2014, the Petitioner gave the Respondent(s) proper Notice of Default;

- the default was not cured and the Note was accelerated on August 23, 2016; and
- the loan is due for the December 1, 2010 payment and all subsequent payments.
- all principal, interest and other sums due under the terms of the Note and Texas Home Equity Instrument have been accelerated and are now due and owing.

(2) This is an *in rem* proceeding and the property to be foreclosed is commonly known as 643 Cambridge Drive, Richardson, Texas 75080 (the "Property") which has the following legal description:

BEING LOT 6, BLOCK 2 OF PARKVIEW ESTATES NO. 4, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47, PAGE 181, MAP RECORDS, DALLAS COUNTY, TEXAS.

(3) The name and last known address of each respondent subject to this Order is:

- Fortezza Enterprises, Inc., 13410 Preston Rd Ste C534
Dallas, TX 75240
- Vera Lynn Brummett, 643 Cambridge Drive, Richardson, TX 75080
- Craig Steven Brummett, 643 Cambridge Drive, Richardson, TX 75080

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 20070074931 of the real property records of Dallas County, Texas.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff, or its successors and assigns, may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 14th day of August, 2018.



JUDGE PRESIDING

Approved As To Form And Entry Requested:
HARVEY LAW GROUP
By: /s/ Kelly J. Harvey
Kelly J. Harvey
SBN: 09180150

Kelly@kellyharvey.com
Jerry W. Mason
SBN: 24081794
jerry@kellyharvey.com
P.O. Box 131407
Houston, Texas 77219
Tel. (832) 922-4000
Fax (832) 922-6262
ATTORNEYS FOR PETITIONER

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 5th day of December, 2018, a Notice of Lien was filed of record at Document Number 201800318104, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **CAROL R. ODLE**, the present owner of said real property, to Custer Trail Condominium Association (the "Association"); and

WHEREAS, the said **CAROL R. ODLE**, has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of March, 2019, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 11th day of February, 2019.

CUSTER TRAIL CONDOMINIUM ASSOCIATION

By: _____

Robert M. Blend
Duly Authorized Agent
14131 Midway Road, Suite 1240
Addison, Texas 75001

This notice was posted by me on the 11th day of February, 2019, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

FILED
2019 FEB 11 PM 4:19
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____
SECURITY

EXHIBIT "A"

Unit No. 4 in Building K and 1.362 percent undivided interest in and to the general and limited common elements of CUSTER TRAIL CONDOMINIUMS, a condominium regime in the City of Richardson, Dallas County, Texas, according to the Condominium Declaration dated October 1, 1981, recorded in Volume 81194, Page 1740 of the Condominium Records of Dallas County, Texas as corrected by Volume 83071, Page 588, of the Condominium Records of Dallas County, Texas, and Memorandum of Resolution recorded in Volume 89067, Page 4895 of the Deed Records of Dallas County, Texas; and having the street address of 777 Custer Road, #12-1, Richardson, Texas.