

FILED

2024 JAN 18 PM 2:08

919 WOODVALE STREET
DALLAS, TX 75217

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

00000007827686

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, 2024

Time: The sale will begin at 10:00 AM 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 March 09, 2006 and recorded in Document CLERK'S FILE NO. 200600094729 real property records of DALLAS County, Texas, with GEORGE A. HEIDLEBERG AND LINDA HEIDLEBERG, grantor(s) and CENTEX HOME EQUITY COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GEORGE A. HEIDLEBERG AND LINDA HEIDLEBERG, securing the payment of the indebtednesses in the original principal amount of \$60,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



919 WOODVALE STREET
DALLAS, TX 75217

00000007827686

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHELLEY ORTOLANI, MICHELE HREHA, MARY MANCUSO, R FRANCESCA ORTOLANI, CAROL DUNMON, JANE KLINE, PAYTON HREHA, CHASITY LEWALLEN, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ OR JAMIE DWORSKY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

919 WOODVALE STREET
DALLAS, TX 75217

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DALLAS

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN DALLAS COUNTY, TEXAS AND BEING PART OF TRACT #24 OF LAKE JUNE ADDITION, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 3, PAGE 195, MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT #24, IN WEST LINE OF WOODVALE STREET; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT #24, 77 FEET TO A POINT FOR CORNER; THENCE IN A WESTERLY DIRECTION AND PARALLEL WITH THE NORTH LINE OF SAID TRACT #24, 200 FEET TO A POINT FOR CORNER IN THE EAST LINE OF A TRACT OF LAND CONEYED BY JIM AKINS TO J. A. GAGE BY DEED DATED 5/16/49, AND RECORDED IN DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH ALONG THE GAGE EAST LINE AND PARALLEL WITH EAST LINE AND PARALLEL WITH THE EAST LINE OF SAID TRACT #24 137 FEET TO THE SOUTH LINE OF SAID TRACT #24; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEAST LINE OF SAID TRACT #24, 209.2 FEET MORE OR LESS, TO THE PLACE OF BEGINNING; AND BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN BY JAMES M. SHAW, BY DEED DATED 2/18/65, RECORDED IN VOLUME 510, PAGE 1316, DEED RECORDS OF DALLAS COUNTY, TEXAS; AND ALSO BEING THE SAME PROPERTY CONVEYED IN DEED RECORDED IN VOLUME 71024, PAGE 066, DEED RECORDS OF DALLAS COUNTY, TEXAS.

FILED

RECORDING REQUESTED BY:

2024 JAN 11 PM 1:06

WHEN RECORDED MAIL TO:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

John Beazley, Logan Thomas, Phillip Pierceall, Terry
Waters, Douglas Rodgers, Clay Golden, Bruce Miller,
Joshua Sanders, Ramiro Cuevas, Matthew Hansen,
Wesley Fowler-Williams, Michelle Schwartz, Guy Wiggs,
David Stockman, Donna Stockman, Janet Pinder,
Brandy Bacon, Jamie Dworsky
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

151 98941

TS No TX07000299-17-9

APN 00000817978000000

TO No 230591720-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 7, 2010, ESTEBAN FRANCO, A SINGLE PERSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of RICHARD DUNCAN as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for CENDERA FUNDING, INC., A TEXAS CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$117,418.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on October 8, 2010 as Document No. 201000260493 and that said Deed of Trust was modified by Modification Agreement and recorded February 3, 2017 as Instrument Number 201700033525 and that said Deed of Trust was modified by Modification Agreement and recorded March 24, 2020 as Instrument Number 202000082802 and that said Deed of Trust was modified by Modification Agreement and recorded March 18, 2022 as Instrument Number 202200075929 in Dallas County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 00000817978000000

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Lakeview Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 5, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Dallas County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202, or in the area designated by the Commissioner's Court.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 4th day of January, 2024.


By: Ramiro Cuevas
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000299-17-9

APN 00000817978000000

TO No 230591720-TX-RWI

EXHIBIT "A"

SEE ATTACHED EXHIBIT A

EXHIBIT "A"

BEING situated in the LEWIS TANZY SURVEY ABSTRACT NO. 1467 and being a part of a 5.0 acre tract conveyed by Nell Poole and husband, to W. L. Golgen, et al, by deed recorded in Volume 1732, Page 28, Deed Records, Dallas County, Texas, and being more fully described as follows:

BEGINNING at a 3/8" iron rod found for corner in the West line of said 5.0 acre tract that is 207.0 feet North of its Southwest corner;

THENCE North with the West line of said tract a distance of 137.0 feet to a post for corner;

THENCE East and parallel to the North line of Red Bird Lane a distance of 131.0 feet to an "X" set for corner in concrete, same being in the West line of Lantern Lane (30' ROW);

THENCE South along the West line of Lantern Lane and parallel to the West line of said 5.0 acre tract a distance of 137.0 feet to a 3/8" iron rod found for corner;

THENCE West a distance of 131.0 feet to the PLACE OF BEGINNING, a part of tract 19 of the unrecorded plan of Oak Cliff Forest Addition.

7B
Notice of Trustee's Sale

FILED

Date: November 5, 2019

2024 JAN -5 AM 11:42

Trustee: Grant S. Goens

Lender: Dwayne Morrison and Sharon Morrison

Note: June 29, 2018

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Deed of Trust

Date: March 19, 2019

Original Amount: \$30,000.00

Grantor: Vegamon Enterprises, Inc.

Lender: Dwayne Morrison and Sharon Morrison

Recording information: Dallas County Deed Records Document number
201900119812, recorded on May 10, 2019.

Property: NEW WORLD 2, BLK 29 LT 31. More commonly known as 1025 Briar Way,
Garland, Dallas County, Texas, 75043.

County: Dallas

Date of Sale (first Tuesday of month): March 4, 2024

Time of Sale: 10:00 am

Place of Sale: the area outside on the north side of the George Allen Courts Building facing
Commerce Street below the overhang of Dallas County Courthouse as set forth in
Court Order Number 2009-0463

Lender has appointed Grant S. Goens as Trustee under the Deed of Trust. Lender has
instructed 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. The earliest time the sale will occur is the
Time of Sale, and the sale will be conducted no later than three hours thereafter.



Grant S. Goens

FILED

2024 JAN -4 AM 10:35

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JOHN P. WARRICK
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

RTS 2608

T.S. #: 2023-07859-TX

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 3/5/2024
Time: The earliest time the sale will begin is 10:00 AM, or within three (3) hours after that time.
Place: Dallas County Courthouse, Texas, at the following location: 600 Commerce St Dallas, Tx 75202 NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

Being the following real property of TRIBECA CONDOMINIUMS, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 2003189, Page 112, Condominium Records of Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unit described below, in and to the Common Elements in the percentage designated for the Residential Unit on Appendix "C" attached to the Declaration:
Residential Unit: Unit 127

Commonly known as: 4414 CEDAR SPRINGS RD 127 DALLAS, TX 75219

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 5/11/2021 and recorded in the office of the County Clerk of Dallas County, Texas, recorded 5/14/2021, under County Clerk's File No 202100142498, of the Real Property Records of Dallas County, Texas.

Grantor(s): TROYLESTER WILLIAMS, SINGLE MAN

Original Trustee: Black, Mann & Graham, L.L.P.

Substitute Trustee: Auction.com, Brandy Bacon, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Graylin Jackson, Russell Stockman, Jamie Dworsky, Angela Cooper, Nestor Solutions, LLC

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns

T.S. #: 2023-07859-TX

Current Mortgagee: **Freedom Mortgage Corporation**

Mortgage Servicer: **Freedom Mortgage Corporation**

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 referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$171,830.00, executed by TROYLESTER WILLIAMS, SINGLE MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:


Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2023-07859-TX

Dated: 1/4/24

Auction.com, Brandy Bacon, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Graylin Jackson, Russell Stockman, Jamie Dworsky, Angela Cooper, Nestor Solutions, LLC



c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648