

When recorded please return to:
Caliber Home Loans, Inc. --
Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

File Number: **TX-18-9322-ED**

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military 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.

WHEREAS, on **8/9/2007**, **JUAN MARQUEZ AND ESTHER ARBAIZA, HUSBAND AND WIFE**, executed a Deed of Trust conveying to **MATTHEW RIEDL** as Trustee, the Real Estate hereinafter described, to **HOUSEHOLD FINANCE CORPORATION III**, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 20070292152, Volume XX, Page XX, in the DEED OF TRUST OR REAL PROPERTY 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 has requested to sell said property to satisfy said indebtedness;

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

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on **January 31, 2018** under Cause No. **DC-17-15095** in the **95TH** Judicial District Court of **DALLAS COUNTY, Texas**; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **4/3/2018** beginning not earlier than **10:00 AM**, or not later than three hours thereafter, I will sell said Real Estate in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, of said 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 at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

LOT ELEVEN (11), BLOCK A OF VALWOOD PARK ADDITION #1, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25, PAGE 101, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: **13973 BEE ST, DALLAS, TX 75234**
Mortgage Servicer: **Caliber Home Loans, Inc.**
Mortgage Servicer Address: **13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134**
Reinstatement Line: **(800) 401-6587**
Noteholder: **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

WITNESS MY HAND this day, 2/22/2018

JOHN F. WARREN
 COUNTY CLERK
 DALLAS COUNTY, TEXAS
 2018 FEB 22 PM 3:00
 FILED

Shelley Ortolani

Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz,

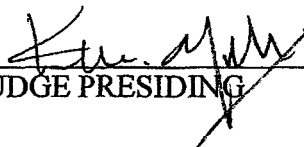


4647976

TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 101, MAP RECORDS, DALLAS COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded at CLERK'S FILE NO. 20070292152 and recorded in the real property records of DALLAS County, Texas.
5. The material facts establishing Respondent('s/s') default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, and its successors and/or assigns may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

Signed this 31st day of Jan, 2018



JUDGE PRESIDING

SUBMITTED BY:

BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

By: Jessie A. Riley

Jessica A. Riley (JessicaR@bdfgroup.com)

State Bar No. 24102416

4004 Belt Line Road, Suite 100

Addison, Texas 75001

(972) 386-5040(Phone)

(972) 341-0734(Fax)

ATTORNEYS FOR PETITIONER

FILED
MAR 12 PM 2:47
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

BEING LOT 34 IN BLOCK 1 OF DUTCH VILLAGE ADDITION NO. 2, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 40, PAGE 207 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

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

Date: April 3, 2018

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: On the north side of the George Allen Courts Building facing Commerce Street below the overhand, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place 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.

3. **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 beneficiary 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. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. 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. 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 51.0075(a) of the Texas Property Code, Substitute 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 Substitute Trustee. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder'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 Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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 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.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Michael R. League, Sr. and Patricia League (Pro Forma) ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated January 28, 1998 and executed by Debtor in the Original Principal Amount of \$65,600.00. The current beneficiary of the Deed of Trust is US Bank Trust National Association, as Trustee of the Preston Ridge Partners Investments II Trust, 7144 E Stetson Dr, Suite 440, Scottsdale, AZ 85251. The Deed of Trust is dated January 28, 1998, designating Jo E. Shaw as the Original Trustee and is recorded in the office of the County Clerk of Dallas County, Texas, under Volume 98039, Page 00471, Instrument No. 53728, Of the Real Property Records of Dallas County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

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

8. **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.**

DATED MAR 12 2018



David Garvin, Jack Beckman, Kelly Goddard, Michelle Schwartz
Richard E. Anderson, Ray Vela, or Cesar DeLaGarza
4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

SN/XXX229

DC-17-16502

~~NO. 267229~~

IN RE: ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT
CONCERNING MICHAEL R. LEAGUE, SR. &	§	
PATRICIA LEAGUE (PRO FORMA)	§	
	§	
AND	§	OF DALLAS COUNTY, TEXAS
	§	
2933 HOLLANDALE LN FARMERS	§	101 ST JUDICIAL DISTRICT
BRANCH, TX 75234	§	

DEFAULT ORDER FOR TEXAS HOME EQUITY FORECLOSURE
UNDER RULE 736 UNDER TEX. CONST. art. XVI, SECTION 50(a)(6)

This matter came before the Court upon the Motion filed by SN Servicing Corporation, the Mortgage Servicer for US Bank Trust National Association, as Trustee of the Preston Ridge Partners Investments II Trust, for a Default Order allowing it to foreclose its Texas Home Equity Security Instrument against 2933 Hollandale Ln, Farmers Branch, TX 75234, of the Texas Rules of Civil Procedure.

After reviewing the Application Seeking Court Order under Rule 736 Allowing the Foreclosure of a Lien Under Tx. Const. art. XVI, Section 50(1)(6), filed on DECEMBER 1, 2017, and the other pleadings on file, the Court finds that:

1. US Bank Trust National Association, as Trustee of the Preston Ridge Partners Investments II Trust, is the current holder of a Texas Home Equity Note dated January 28, 1998, in the original principal amount of \$65,600.00 executed by Michael R. League, Sr.

2. The Note is secured by a Texas Home Equity Security Instrument executed by Michael R. League, Sr. & Patricia League (Pro Forma) (Borrowers) recorded as Instrument No. 53728, in

Volume 98039, Page 00471, in the Official Records of Dallas County, Texas, against the property located at 2933 Hollandale Ln, Farmers Branch, TX 75234.

3. The legal description of the property is:

BEING LOT 34 IN BLOCK 1 OF DUTCH VILLAGE ADDITION NO. 2, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 40, PAGE 207 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

4. The Respondent(s)/Borrower(s) identified in the Application is/are Michael R. League, Sr. & Patricia League (Pro Forma) at the last known address of 2933 Hollandale Ln, Farmers Branch, TX 75234.

5. The District Clerk served the Application by certified mail, upon the Respondent(s) on DECEMBER 19, 2017.

6. There is no response to the Application filed with the Court by the Respondent(s).

7. Under Texas Rule of Civil Procedure 736.7, the Application and supporting Affidavit are prima facie evidence of the material facts alleged in the Application and Affidavit.

8. The regular monthly payment on the Note is adjustable and varies. The Respondent(s)/Borrower(s) defaulted on the Note by failing to make the payment which was due on AUGUST 1, 2015, and all the months thereafter.

9. As of OCTOBER 31, 2017, the loan was a total of 30 months delinquent. The amount required to reinstate the loan at that time was \$30,906.98 good through NOVEMBER 19, 2015.

10. On OCTOBER 15, 2015, a notice was sent to Respondent(s)/Borrower(s) advising that the Note and Security Instrument was in default. The notice gave the Respondent(s)/Borrower(s) an opportunity to cure the default by paying the past due sums within thirty (30) days.

11. The notice also advised that the total balance due under the Note would be accelerated and would be immediately due and payable if the Note was not brought current within thirty (30) days.

12. The default was not cured within the thirty (30) day period. Consequently, the total balance due under the Note was accelerated, and on NOVEMBER 17, 2017, a written notice of loan acceleration and demand for payment was sent to Respondent(s)/Borrower(s).

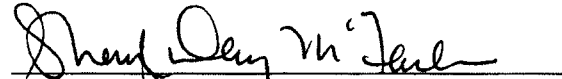
13. The default on the loan has not been cured. The payoff on the Note was \$83,726.44 good through OCTOBER 31, 2017. Interest continues to accrue at the rate as per the terms of the Note and Security Instrument until paid.

14. Since the loan is in default, the Application filed by SN Servicing Corporation, the Mortgage Servicer for US Bank Trust National Association, as Trustee of the Preston Ridge Partners Investments II Trust, to foreclose the Security Instrument should be granted.

IT IS THEREFORE ORDERED THAT, US Bank Trust National Association, as Trustee of the Preston Ridge Partners Investments II Trust, its agents, successors in interest and assigns, may foreclose the Texas Home Equity Security Instrument executed by Respondent(s)/Borrower(s) recorded as Instrument No. 53728, recorded in Volume 98039, Page 00471, in the Official Records of Dallas County, Texas, against the property located at 2933 Hollandale Ln, Farmers Branch, TX 75234. The legal description of the Property is contained in the Security Instrument and in Exhibit "A" of paragraph 3 of this Order.

The foreclosure sale shall be conducted pursuant to the terms of the Texas Home Equity Security Instrument and TEX. PROP. CODE Section 51.002.

Signed this 13 day of February, 2018.


JUDGE PRESIDING

Prepared and Submitted by:

ANDERSON BURNS & VELA, LLP

By: /s/Richard Anderson
Richard E. Anderson
State Bar No. 01209010
8111 LBJ Freeway, Suite 1501
Dallas, Texas 75251
Phone: (214) 276-1545
Fax: (214) 276-1546

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

WHEREAS, on or about February 5, 2018, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Patricia A. Reinoehl, Heir at Law, Scott Kelley Acker, Heir at Law and Estate of Robert D. Acker, the present owners of said real property, to Tara Place Condominium Association (the "Association"); and

WHEREAS, the said Estate of Robert D. Acker has continued to default in the payment of its 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 owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, April 3, 2018, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

FILED

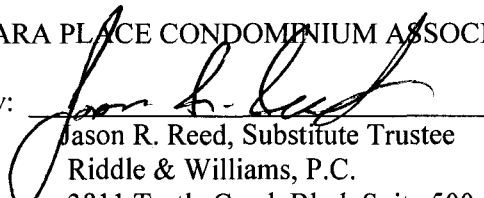
APR 13 PM 3:21

Unit 202G, of Tara Place Condominiums, a Condominium Regime in the City of Farmers Branch, Dallas County, Texas, according to the Enabling Declaration dated December 19, 1980, filed in the Condominium Records of Dallas, Dallas County, Texas, and recorded in Volume 80248, Page 2979, and First Correction Instrument to Condominium Declaration dated December 19, 1980, filed January 21, 1981, recorded in Volume 81014, Page 1879, together with an undivided .480% ownership interest in the general common elements as described in said Declaration; and together with the exclusive use of the limited common elements appurtenant to said apartment, which includes parking stall 202G, all as described in said Declaration. Together with the right to ingress and egress from said property and the right to use, for all proper purposes, in common with the grantor, its successor and all assigns and all other occupants from time to time, any and all portions of the project designated by statute and the Declaration as common elements. (2805 Rio Branco #202G)

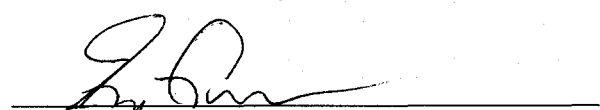
WITNESS my hand this 13th day of March, 2018

TARA PLACE CONDOMINIUM ASSOCIATION

By: _____


Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 13 day of March, 2018, at the Dallas County Courthouse in Dallas, 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 DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 3rd day of April 2018, the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin no later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

Date of Deed of Trust: October 18, 2013

Executed by: Celso Ramon Garcia

Original Trustee named in Deed of Trust: L.Scott Horne

Original amount of Secured Indebtedness: \$107,900.00

Original Beneficiary named in Deed of Trust: OFH JNB 102, LLC

Property described in Deed of Trust:

Lot 1, Block J of Valwood Park, Sixth Installment, an Addition to the City of Farmers Branch, Dallas County, Texas according to the Plat thereof recorded in Volume 28, Page 95, of Map Records, Dallas County, Texas. **More commonly known as 13971 Montvale, Farmers Branch, Texas 75234**

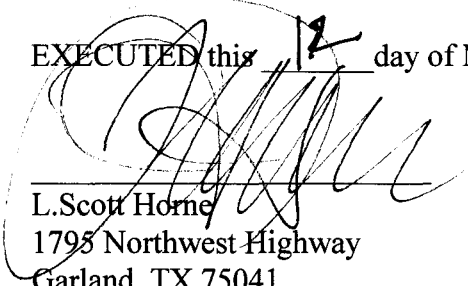
Said Deed of Trust is recorded under Instrument No. 201400061930 in the Deed of Trust Records of Dallas County, Texas.

JOHLE F. WARREN
COUNTY CLERK
DALLAS COUNTY

2018 MAR 13 PM 3:21

FILED

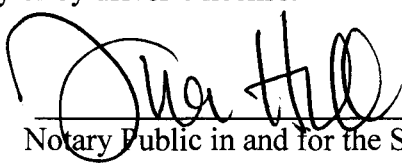
EXECUTED this 12 day of March 2018


L. Scott Horne
1795 Northwest Highway
Garland, TX 75041
972-271-1700
Trustee

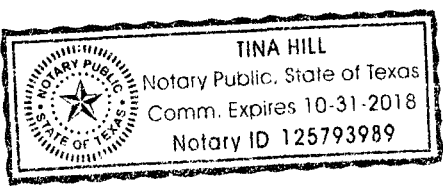
ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 12 day of March 2018,
by L. Scott Horne, known to me personally or by driver's license.



Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OFFICE OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041