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201700191163
NOTICE 1/6
07/10/2017 12:43:48 PM

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
STATE OF TEXAS
COUNTY OF DALLAS

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

KNOW ALL PERSONS BY THESE PRESENTS

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THAT NNN Hunter Plaza, LLC, a Delaware limited liability company (“Borrower”), became indebted to Wachovia Bank, National Association (“Lender”), as evidenced by that certain Promissory Note (the “Note”), dated February 27, 2007, in the original principal sum of TWENTY-TWO MILLION FIVE HUNDRED THOUSAND and No/100 DOLLARS (\$22,500,000.00), executed and delivered by Borrower to the order of Lender, as payee, bearing interest and being due and payable as therein provided; and said Note and all liens, security interests and assignments securing same having been assigned to U.S. Bank National Association, as Trustee, successor-in-interest to Bank of America, N.A., as Trustee, successor to Wells Fargo Bank, N.A., as Trustee, for the registered holders of COBALT CMBS Commercial Mortgage Trust 2007-C2, Commercial Mortgage Pass-Through Certificates, Series 2007-C2 (the “Trust”); and

WHEREAS, the indebtedness evidenced by the Note (the “Indebtedness”) is secured by, among other items, certain liens, security interest and assignments, evidenced by, among other things that certain Deed of Trust, Security Agreement and Fixture Filing (the “Deed of Trust”) dated of even date with the Note, naming Charles E. Kramer Trustee for the benefit of Lender, said Deed of Trust being filed for record and recorded under Document Number 20070072874 of the Official Public Records of Real Property of Dallas County, Texas, covering the property described in Exhibit A hereto, along with any and all appurtenances, improvements, fixtures and personal property of any kind located thereon or pertaining thereto, including without limitation any and all rights to the

present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of said real property, including without limitation all reservations or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the "Premises"); and

WHEREAS, the Note and the Deed of Trust and all other documents securing the Note are now held by the Trust (hereinafter referred to as "Beneficiary"), having an address of c/o CWCAPITAL ASSET MANAGEMENT LLC, 7501 Wisconsin Avenue, Suite 500 West, Bethesda, Maryland 20814; and

WHEREAS, CWCAPITAL ASSET MANAGEMENT LLC, is acting on behalf of Beneficiary solely in its capacity as special servicer ("Special Servicer"); and

WHEREAS, to the extent the Deed of Trust or any other security agreement held by Beneficiary covers both real and personal property, including without limitation any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of the real property described on Exhibit A hereto, including without limitation all reservations of or commitments or letters covering any such use in the future, any of said personal property which is part of the Premises or which is otherwise covered by a lien or security interest in favor of Beneficiary will be hereinafter included in the definition of Premises as used herein and sold at public sale, hereinafter described, pursuant to Section 9.604 of the Texas Uniform Commercial Code; and

WHEREAS, there may be certain leases, rental agreements, easements and/or other matters (collectively, the "Other Matter") covering and/or affecting the Premises currently in existence; and

WHEREAS, the liens securing the payment of the Indebtedness may be senior and superior to one or more of the Other Matters and junior and inferior to other of the Other Matters; and

WHEREAS, with respect to the liens securing the payment of the Indebtedness, which are senior to the Other Matters, if any, Beneficiary may subordinate its liens securing the Indebtedness to any one or more of the Other Matters and may not so subordinate such liens to other of the Other Matters; and

WHEREAS, in the event Beneficiary chooses to subordinate its liens securing the Indebtedness to any Other Matters, such decisions will be announced at the foreclosure sale; and

WHEREAS, default has been made in the payment of the Note and Indebtedness, and the Note is now unpaid, delinquent and in default; and

WHEREAS, Beneficiary has given all required notices to Borrower and any and all other necessary parties with regard to the defaulted Indebtedness; and

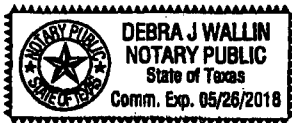
WHEREAS, pursuant to the authority granted in the Deed of Trust, Beneficiary has appointed the undersigned as "Substitute Trustee" under the Deed of Trust pursuant to duly authorized and executed appointment document; and

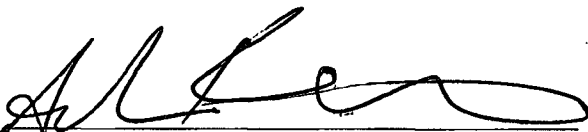
WHEREAS, Beneficiary has requested the undersigned to enforce the liens of the Deed of Trust by sale of the Premises in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas; and

WHEREAS, the undersigned, Substitute Trustee, acting upon the request of said Beneficiary, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Deed of Trust; and

NOW, THEREFORE, I or my authorized agent, the undersigned, Substitute Trustee as aforesaid, do hereby give notice that after due publication of this notice as required by law and the Deed of Trust, I or my authorized agent will sell the Premises at public venue to the highest bidder or bidders, for cash, which sale will begin no earlier than 10:00 a.m. and no later than 1:00 p.m., on the first Tuesday in August next, the same being August 1, 2017 at the George Allen Courts Building in Dallas County, Texas, located at 600 Commerce Street, Dallas, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county; further, provided, however, if such a designation by said commissioner's court shall have been made and recorded as aforesaid after the date hereof and prior to the time of the sale, then I will sell the Premises as aforesaid at such area so designated by the commissioner's court of said county.

EXECUTED effective as of this 10th day of July, 2017.




Steven R. Smith, Substitute Trustee

THE STATE OF TEXAS

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COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Steven R. Smith, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 10th day of July, 2017.



Notary Public, State of Texas

Printed Name: Debra J. Wallin

My Commission Expires: May 26, 2018

RETURN TO:

Steven R. Smith

Perkins Coie, LLP

500 N. Akard Street, Suite 3300

Dallas, Texas 75201

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property situated in the County of Dallas, State of Texas, described as follows:

TRACT I:

BEING all that tract of land in the City of Irving, Dallas County, Texas, a part of the SAMUEL LAYTON SURVEY, ABSTRACT No. 784, and being all of Lot 4, Block A, Market Place Shopping Center, Phase 2, an addition to the City of Irving as recorded in Document No. 200600083540, Dallas County Deed Records.

TRACT II:

BEING all that tract of land in the City of Irving, Dallas County, Texas, a part of the SAMUEL LAYTON SURVEY, ABSTRACT No. 784, and being all of Lot 5, Block A, Market Place Shopping Center, Phase 2, an addition to the City of Irving as recorded in Document No. 200600083540, Dallas County Deed Records.

TRACT III:

BEING all of that tract of land in the City of Irving, Dallas County, Texas, a part of the Samuel Layton Survey, Abstract No. 784, a part of the I. & G. N. R.R. Co. Survey, Abstract No. 1624, and being all of Lot 2, Block A, Market Place Shopping Center, 1st Revision, an addition to the City of Irving as recorded in Document Number 200600083541, Dallas County Deed Records.

TRACT IV:

BEING all that tract of land in the City of Irving, Dallas County, Texas, a part of the I. & G. N. R.R. Co. Survey, Abstract No. 1624, and being all of Lot 3A-1, Block A, Market Place Shopping Center, 3rd Revision, an addition to the City of Irving as recorded in Document Number 200600255446, Dallas County Deed Records.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
07/10/2017 12:43:48 PM
\$46.00



A handwritten signature in black ink, appearing to be "JFW", is written over the seal.

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