

**FILED**

2018 JUL 11 PM 4:06

Sony Mathew, Noteholder  
August REI LLC, Loan Servicing Company  
Christ Law Firm PLLC (hereinafter "Attorney")

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY \_\_\_\_\_ DEPUTY

Anastasio Vasquez  
241 Soaring Hills Blvd.  
Fort Worth, Texas 76108

Sent via regular mail and CMRR # 7016091000104833588 on 7/11/18

Anastasio Vasquez  
1136 Bryant St.  
Benbrook, TX 76126

Sent via regular mail and CMRR # 7016091000104833595 on 7/11/18

**NOTICE OF TRUSTEE'S SALE**

WHEREAS Anastasio Vasquez and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number D217008310, to which reference is made for all purposes.

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 has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 7<sup>TH</sup> day of August, 2018

Time: The sale shall begin no earlier than 10:00 am or no later than three hours thereafter

Place: 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 Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 30, Block 25, BENBROOK LAKESIDE ADDITION, an addition to the City of Benbrook, Tarrant County, Texas, according to the map or plat thereof, recorded in Volume

388-P, Page 48, Plat Records, Tarrant County, Texas.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, Ian Ghrist, 2735 Villa Creek Drive, Suite 140, Farmer's Branch, Texas 75234

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.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

Ghrist Law Firm PLLC



Ian Ghrist, Substitute Trustee  
2735 Villa Creek Drive, Suite 140  
Farmer's Branch, Texas 75234  
(817) 778-4136

STATE OF TEXAS  
COUNTY OF DALLAS

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NOTICE OF FORECLOSURE SALE

**FILED**  
2018 JUL 12 AM 11:09  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (Texas) ("Deed of Trust")

Dated: January 30, 2018

Grantor(s): May Ltaif

Trustee: Paul Kellog, Esq.

Lender: Athas Capital Group, Inc.

Recorded in: 201800029511 of the Real Property Records of Dallas County, Texas

Secures: Note and Security Agreement ("Note") in the original principal amount of \$562,500.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Rama NPL 1, LLC ("Beneficiary") by an instrument dated May 18, 2018, and recorded in 201800159633 of the Real Property Records of Dallas County, Texas

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

Substitute Trustee's Street Address: c/o DWaldmanlaw, P.A.  
3418 Highway 6 South, Suite B#345  
Houston, TX 77082

Mortgage Servicer: FCI Lender Services, Inc.  
Mortgage Servicer's Address: P.O. Box 27370 Anaheim Hills, CA 92809

**Foreclosure Sale:**

**Date:** Tuesday, August 7, 2018  
**Time:** The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00am -1:00pm local time.  
**Place:** North Side of the George Allen Courts Building facing Commerce Street or as designated by the County Commissioner's Office  
**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Rama NPL 1, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Rama NPL 1, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Rama NPL 1, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

FCI Lender Services, Inc. is representing Rama NPL 1, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Rama NPL 1, LLC and FCI Lender Services, Inc. are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with

the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

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

The Foreclosure 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 Foreclosure 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. 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 51.009 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 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 the Substitute Trustee.

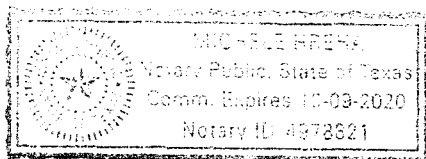
Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By: Francesca Ortolani  
FRANCESCA ORTOLANI Substitute Trustee

STATE OF TEXAS  
COUNTY OF DALLAS

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This instrument was acknowledged before me by Francesca Ortolani on July 10<sup>th</sup>, 2018



Michele Hreha  
Notary Public, State of Texas  
Commission Expires: 10-9-2020  
Printed Name  
Michele Hreha

**NOTICE OF SUBSTITUTE TRUSTEES FORECLOSURE SALE**

Pursuant to the terms of a Deed of Trust dated August 31, 2017 by Better Way Acquisitions, LLC, a Texas Limited Liability Company, (Grantor) executed by Alejandra Pacheco as sole Member of Better Way Acquisitions, LLC and payable to Lender, NSA Partners, Ltd. ("Deed of Trust"):

Dated: August 31, 2017

Grantor: Better Way Acquisitions, LLC, a Texas Limited Liability Company ("Grantor")

Original Trustee: Robert A. Miller, Jr.

Lender: NSA Partners, Ltd., a Texas Limited Partnership

Recorded in: The Real property records of Dallas County, Texas as Instrument number 201700252828.

Legal Description: The Real Property recorded in ~~the~~ Real Property Records of Dallas County, Texas as being part of Lots 15 and 16, in Block 5, of the Second Installment of University Hills, an addition to the Map or Plat thereof recorded in Volume 381, Page 1247, of the Map records of Dallas County, Texas and conveyed to Better Way Acquisitions, LLC by Deed recorded in Instrument No. 2001500161413, Deed Records, Dallas County, Texas. A complete legal description is attached hereto as Exhibit "A".

Secures: That Certain Promissory note ("Note") in the original principal amount of \$390,000.00, executed Alejandra Pacheco, as sole Member of Better Way Acquisitions, LLC ("Borrower") and payable to the order of Lender.

Substitute Trustee: Michael R. Rake

Substitute Trustee's Address: P.O. Box 1556, Lake Dallas, TX, 75065

2018 JUL -2 PM 3:32  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

**FILED**

**Foreclosure Sale:**

**Date:** Tuesday, August 7, 2018

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

**Place:** North Side of the George Allen Courts Building facing 600 Commerce Street below the overhang, or as designated by the County Commissioners.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that NSA Partners, Ltd., a Texas Limited Partnership's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, NSA Partners, Ltd., a Texas Limited Partnership, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of NSA Partners, Ltd., a Texas Limited Partnership's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with NSA Partners, Ltd., a Texas Limited Partnership's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If NSA Partners, Ltd., a Texas Limited Partnership passes the Foreclosure Sale, 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.

The Foreclosure 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 Foreclosure 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 by NSA Partners, Ltd., a Texas Limited Partnership. 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 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(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.

**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.**

Signed this 2<sup>nd</sup> of July, 2018.



**Michael R. Rake, Attorney at Law**  
P.O. Box 1556  
Lake Dallas, TX 75065  
Tel. & Fax: 940-498-2103  
E-mail: [mrake1@mrakeattorney.com](mailto:mrake1@mrakeattorney.com)



**NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold.** The property to be sold is described as follows: BEING THE SOUTH 208 FEET OF LOT 7, IN BLOCK C OF BLAYLOCK ADDITION, FIRST INSTALLMENT, AN ADDITION TO THE MAP THEREOF, RECORDED IN VOLUME 13, PAGE 331, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 09/22/2015 and recorded in Document 201500262401 real property records of Dallas County, Texas.

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

Date: 08/07/2018

Time: 10:00 AM

Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. 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.

**5. Obligations Secured.** The Deed of Trust executed by JOSE MONTOYA AND MARIA L. DIAZ, provides that it secures the payment of the indebtedness in the original principal amount of \$105,463.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PACIFIC UNION FINANCIAL, LLC. is the current mortgagee of the note and deed of trust and PACIFIC UNION FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is PACIFIC UNION FINANCIAL, LLC. c/o PACIFIC UNION FINANCIAL, LLC, 1601 LBJ Freeway, Suite 500, Farmers Branch, TX 75234 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint JOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, BRENT GRAVES, WENDY LAMBERT, TERRY WATERS, MATTHEW HANSEN, SHAWN SCHILLER, LOGAN THOMAS, GUY WIGGS, RUSSELL STOCKMAN, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHAEL D. VESTAL, WES WEBB, MICHAEL W. ZIENTZ, L. KELLER MACKIE, CARL NIENDORFF, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

~~JOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, BRENT GRAVES, WENDY LAMBERT, TERRY WATERS, MATTHEW HANSEN, SHAWN SCHILLER, LOGAN THOMAS, GUY WIGGS, RUSSELL STOCKMAN, BRENDA WIGGS, DENISE BOERNER, TIM LEWIS, MICHAEL D. VESTAL, WES WEBB, MICHAEL W. ZIENTZ, L. KELLER MACKIE, CARL NIENDORFF, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman~~  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

BY \_\_\_\_\_  
DALLAS COUNTY CLERK  
JOHN M. MARRIN  
2018 JUN 28 PM 3:03

**FILED**

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

WHEREAS, on or about April 23, 2018, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, instrument #201800105512, covering the real property herein described concerning default in the payment of the indebtedness owing by **ALBERTO FLORES AND MARIA GUERRERO**, the present owner(s) of said real property, to Tealwood On-The-Creek Condominiums, aka Tealwood On-The Creek Condominium Association, Inc. (hereinafter referred to as "Association"); and

WHEREAS, the said **ALBERTO FLORES AND MARIA GUERRERO** has/have continued to default in the payment of its/his/her/their 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, August 7, 2018, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate on the north side of the building below the overhang facing Commerce Street of the George Allen Courts Building, 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 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: **BEING UNIT NO. 179, BUILDING P, OF TEALWOOD ON-THE-CREEK CONDOMINIUMS, A CONDOMINIUM IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION RECORDED IN VOLUME 79251, PAGE 2761, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS.;** and

**ACTIVE MILITARY SERVICE NOTICE**

**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 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.**

WITNESS my hand this 19 day of June, 2018.

BY  
DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN  
2018 JUN 26 AM 11:22

TEALWOOD ON THE CREEK CONDOMINIUMS

By: Lori Welsh  
Lori Welsh

The within notice was posted by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at the Dallas County Courthouse in Dallas, Texas.

**FILED**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DALLAS County**  
**Deed of Trust Dated: September 3, 2004**  
**Amount: \$56,700.00**  
**Grantor(s): ALEJANDRO TORRES**

**Original Mortgagee: GARY M. SCOTT**  
**Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

**Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146**

**Recording Information: Document No. 3073514**

**Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.**

**Date of Sale: August 7, 2018 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.

JOHN BEAZLEY OR KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, BRENT GRAVES, WENDY LAMBERT, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN THOMAS, SHELLEY ORTOLANI, GUY WIGGS, RUSSELL STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON 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.**

BY \_\_\_\_\_  
DEPUTY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 JUN 21 PM 2:51

FILED



Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-002865



JOHN BEAZLEY OR KENNY SHIREY, RICK MONTGOMERY,  
CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, BRENT  
GRAVES, WENDY LAMBERT, TERRY WATERS, MATT  
HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN  
THOMAS, SHELLEY ORTOLANI, GUY WIGGS, RUSSELL  
STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE  
BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE  
SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI,  
ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON  
OR JOHN PHILLIP MARQUEZ  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

Exhibit A

GF-Number 03R33243

Being Lot 53 of Meadow Wood Addition, an unrecorded addition out of the Jessie Elam Survey, Abstract No. 444, in Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North line of John Rowland Road, said point being 318.13 feet West of the West line of Murdock Road;

THENCE West along the North line of John Rowland Road 50 feet to point for corner;

THENCE North 0 degrees 40 minutes East a distance of 150 feet to point for corner,

THENCE East 50 feet to point for corner;

THENCE South 0 degrees 40 minutes West 150 feet to POINT OF BEGINNING.

### Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> August 1, 2007	<b>Original Mortgagor/Grantor:</b> DAWN NEVERS-HAZLEY
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB	<b>Current Beneficiary / Mortgagee:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 20070287895	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd. Coppell, TX 75019

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$133,000.00, executed by DAWN NEVERS-HAZLEY ("Borrower") and payable to the order of Lender.

**Property Address/Mailing Address:** 1231 RIVERCREST DR, MESQUITE, TX 75181

**Legal Description of Property to be Sold:** BLOCK 4 LOT 8, CREEK CROSSING ESTATES 5, PHASE 2, FOUND IN VOLUME 93133 PAGE 5689.

<b>Date of Sale:</b> August 07, 2018	<b>Earliest time Sale will begin:</b> 10:00 am
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**Place of sale of Property:** George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested John Beazley, Kenny Shirey, 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, whose address is 1 Mauchly Irvine, CA 92618, OR Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254 to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

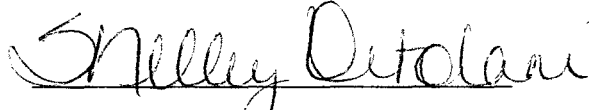


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 DALLAS COUNTY  
 TEXAS  
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Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) 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(a) of the Texas Property Code, John Beazley, Kenny Shirey, 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, whose address is 1 Mauchly Irvine, CA 92618, OR Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, 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 John Beazley, Kenny Shirey, 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, whose address is 1 Mauchly Irvine, CA 92618, OR Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso or Francesca Ortolani, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

John Beazley, Kenny Shirey, 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,, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

**Notice of Foreclosure Sale**

**PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON AUGUST 7, 2018.**

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

**PROPERTY # 1**

Commonly known street address: 2933 South Peachtree Road, Balch Springs, Dallas County, Texas 75180.

Legal Description: JOHN LEEPER ABST 795 PG 610 TR 4 ACS 0.710 10' STRIP ON PEACHTREE RD INT20080385975 DD 12102008 CO-DC 0795610100400 3CB079561 01; also known as ALL that certain lot, tact or parcel of land situated in DALLAS County, Texas, and being a part of JOHN LEEPER, Abstract No. 795, and being South 135 feet out of a 4 acre tract, deeded to Herschell D. Capps by Wood Durrett by deed recorded in Volume 2361, Page 519, Deed Records of DALLAS County, Texas, August 18, 1942;

BEGINNING at a point in the West line of Peachtree Road, said point being 1892.1 feet South of the South line of Lake June Road;

THENCE South 135 feet to a point for comer;

THENCE West 426 feet to a point for comer;

THENCE North 135 feet to a point for comer;

THENCE East 426 feet to the POINT OF BEGINNING.

**SAVE AND EXCEPT THE FOLLOWING:**

BEING out of the JOHN LEEPER SURVEY, Abstract No. 795, and being part of a tract of land conveyed to Gerald T. Capps by deed filed April 11, 1968, and recorded in Deed Records of DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a point for comer in the West line of Peachtree Road, said point being North 89° 10' 40" West a distance of 5 feet from the Northeast comer of said Capps tract;

THENCE South along the West line of Peachtree Road, a distance of 125 feet to an iron rod for comer;

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THENCE North 89° 10' 40" West, a distance of 103.8 feet to an iron rod for corner;

THENCE North 1° 39' West along a chain link fence, a distance of 125.11 feet to an iron rod for corner;

THENCE South 89° 10' 40" East along the North line of said Capps tract, a distance of 107.4 feet to the PLACE OF BEGINNING; as provided by the Dallas County Taxing Authority, including any and all taxing units which it collects taxes for Account Number(s): 65079561010040000.

**PROPERTY # 2**

Commonly known street address: 2935 South Peachtree Road, Balch Springs, Dallas County, Texas 75180.

Legal Description: JOHN LEEPER ABST 795 PG 610 TR 12 57.7X139.94X66.2X139.8 INT20080385975 DD12102008 CO-DC 0795610101200 3CB07956101; also known as BEING in the Town of Balch Springs, Texas, a part of the JOHN LEEPER SURVEY, Abstract No. 795, and being part of the 3.195 acre tract conveyed by Wood Durrett to Herschel Capps et ux by deed dated April 23, 1934, recorded in Volume 1851, Page 37, Deed Records of DALLAS County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING in the West line of a public road at the Northeast corner of the tract described in Deed from Herschel Capps et ux, to J. B. Kirtley recorded in Volume 1932, Page 522, Deed Records of DALLAS County, Texas;

THENCE along the North line of said Kirtley tract, 426 feet to the Northwest corner thereof, being in the West line of said 3.195 acre tract;

THENCE North along the West line of said 3.195 acre tract, 202.2 feet to a point for corner;

THENCE East 426 feet to a point in the West line of said public road;

THENCE South along the West line of said road, 202.2 feet to the PLACE OF BEGINNING.

**SAVE AND EXCEPT TO THE FOLLOWING:**

BEING out of the JOHN LEEPER SURVEY, Abstract No. 795, and being part of a tract of land conveyed to Gerald Thomas Capps by deed dated August 14, 1963, and recorded in Volume 134, Page 1577, Deed Records of DALLAS County, Texas, and being more particularly described as follows:

BEGINNING AT A POINT FOR CORNER IN THE PRESENT West right of way line of Peachtree Road, a 60 foot right of way, said point being North 89° 10' 40" West, 5 feet from the Southwest corner of said Capps tract;

THENCE North 89° 10' 40" West along the South line of said Capps tract, a distance of 421 feet to a point for corner;

THENCE North along the West line of Capps tract; a distance of 136 feet to a point for corner;

THENCE South 89° 10' 40" East a distance of 281.2 feet to a point for corner, said point being the Southwest corner of tract of land conveyed to Bill W. Hagan by deed filed March 6, 1973, recorded in Deed Records of DALLAS County, Texas;

THENCE North 87° 20' 30" East along the South line of said Hagan tract, a distance of 139.94 feet to a point for corner in the West line of Peachtree Road;

THENCE South along the West line of Peachtree Road, a distance of 144.5 feet to the PLACE OF BEGINNING and containing 1.328 acres of land, more or less.

**ALSO SAVE AND EXCEPT TO THE FOLLOWING:**

BEING out of the JOHN LEEPER SURVEY, Abstract No. 795, and being a part of the tract of land conveyed to Gerald Thomas Capps by deed dated August 14, 1963, and recorded in Volume 134, Page 1577, Deed Records of DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the West line of Peachtree Road, said point being North 89° 10' 40" West, 5 feet from the Northeast corner of said Capps tract;

THENCE South along the West line of Peachtree Road, a distance of 57.7 feet to an iron rod for corner;

THENCE South 87° 20' 30" West a distance of 139.94 feet to an iron rod for corner;

THENCE North a distance of 66.2 feet to an iron rod for corner in the North line of said Capps tract;

THENCE South 89° 10' 40" East along the North line of said Capps tract, a distance of 139.8 feet to the PLACE OF BEGINNING; as provided by the Dallas County Taxing Authority, including any and all taxing units which it collects taxes for Account Number(s): 65079561010120000.

**PROPERTY # 3**

Commonly known street address: 2937 South Peachtree Road, Balch Springs, Dallas County, Texas 75180.

Legal Description: JOHN LEEPER ABST 795 PG 610 TR 7 ACS 0.430 139.6' FR PEACHTREE RD INT20080385975 DD12102008 CO-DC 0795610100700 3CB07956101; also known as BEING out of the JOHN LEEPER SURVEY, Abstract No. 795, and being part of a tract of land conveyed to Gerald Thomas Capps by Deed dated August 14, 1963, and recorded in Volume 134, Page 1577, Deed Records of DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in West line of Peachtree Road, said point being North 89° 10' 40" West, 5 feet from the Northeast corner of said Capps tract;

THENCE South along the West line of Peachtree Road, a distance of 57.7 feet to an iron rod for corner;

THENCE South 87° 20' 30" West, a distance of 139.94 feet to an iron rod for corner;

THENCE North a distance of 66.2 feet to an iron rod for corner in the North line of said Capps tract;

THENCE South 89° 10' 40" East along the North line of said Capps tract, a distance of 139.8 feet to the PLACE OF BEGINNING; as provided by the Dallas County Taxing Authority, including any and all

taxing units which it collects taxes for Account Number(s): 65079561010070000.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Document No. 201000112350 of the real property records of Dallas County, Texas and the Transferred Tax Lien recorded in Document Nos. 201000142158, 201000131000, and 201000130998 of the real property records of Dallas County, Texas.

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

Date: August 7, 2018.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: North side of courthouse facing Commerce Street below the overhang or as otherwise designated by County Commissioner.

4. *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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien 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 51.009 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 or any Substitute 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.


5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Michael Jason Boosh.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$5,481.45, executed by Michael Jason Boosh, and payable to the order of Hunter-Kelsey II, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Michael Jason Boosh to Hunter-Kelsey II, LLC. Hunter-Kelsey II, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 7200 N. MoPac Expressway, Suite 270, Austin, Texas 78731.

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.

Dated: 9th day of July, 2018

  
Liz Figueroa, Paul Figueroa, Dylan Schultz, Nikolaos P. Stavros,  
Lindsey Kelly, Wendy Storey, or Calli Rawls  
7200 N. MoPac Expressway, Suite 270  
Austin, TX 78731  
Telephone: (512) 346-6011  
Fax: (512) 346-6005

AFTER POSTING RETURN TO:  
Stavros & Kelly, PLLC  
7200 N. MoPac Expressway, Suite 270  
Austin, TX 78731  
Tel: (512) 346-6011  
Fax: (512) 346-6005