

**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 DECEMBER 5, 2017.**

**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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JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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: December 5, 2017.

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

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4 | Michael Jason Boosh  
| Acct. No.: 100079HK2

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 3624 N. Hills Drive, Suite B-100, 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 November, 20 18



Liz Figueroa, Paul Figueroa, Dylan Schultz, Nikolaos P. Stavros,  
Lindsey Kelly, Wendy Storey, or Calli Rawls  
3624 North Hills Dr., Suite B-100  
Austin, TX 78731  
Telephone: (512) 346-6011  
Fax: (512) 346-6005

AFTER POSTING RETURN TO:  
Stavros & Kelly, PLLC  
3624 North Hills Dr., Suite B-100  
Austin, TX 78731  
Tel: (512) 346-6011  
Fax: (512) 346-6005

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C&S No. 44-16-1069 / Reverse Mortgage / No  
Reverse Mortgage Solutions, Inc.

**NOTICE OF TRUSTEE'S SALE**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: June 30, 2010

**Grantor(s):** Barbara Ann Zarnt, an unmarried woman  
**Original Trustee:** Alan E. South, Attorney at Law  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Urban Financial Group, its successors and assigns  
**Recording Information:** Clerk's File No. 201000174836, in the Official Public Records of DALLAS County, Texas.  
**Current Mortgagee:** Reverse Mortgage Solutions, Inc.  
**Mortgage Servicer:** Reverse Mortgage Solutions, Inc., whose address is C/O 14405 Walters Road, Suite 200, Houston, TX 77014 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**  
BEING LOT FOUR (4), IN BLOCK ELEVEN (11), OF SPRING OAKS ADDITION, SEVENTH INSTALLMENT, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 67106, PAGE 2235 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**Date of Sale:** 12/05/2017 **Earliest Time Sale Will Begin:** 1:00 PM

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

**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.**

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee**

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.



Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

Executed on this the 9th day of November, 2017.

**For Information:**

Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038



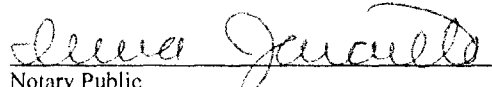
Brad Kitchens, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

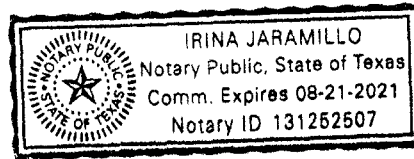
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Brad Kitchens as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 9th day of November, 2017.

  
Notary Public  
Signature



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&S No. 44-16-1069 / Reverse Mortgage / No  
Reverse Mortgage Solutions, Inc.