

FILED
JUL -8 AM 10:18
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

Notice of [Substitute] Trustee Sale

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 07/04/2017

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 1150 Lombard Lane, Duncanville, TX 75137

- 2. 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. Any conveyance of the property is subject to all matters of record affecting the property
- 3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/18/2004 and recorded 03/30/2004 in Document 2819526, Book 2004062 Page 05477, real property records of Dallas County Texas, with Jeffrey Allen Wallace Sr., a married man, not joined by his spouse, for this is not their homestead grantor(s) and GreenPoint Mortgage Funding, Inc., as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.
- 4. Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.
- 5. Obligation Secured:** Deed of Trust or Contract Lien executed by Jeffrey Allen Wallace Sr., a married man, not joined by his spouse, for this is not their homestead securing the payment of the indebtedness in the original principal amount of \$ 55,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC Bank USA, as trustee for Deutsche Mortgage Securities Inc. Mortgage Loan Trust, Mortgage Pass-Through Certificates Series 2004-4 is the current mortgagee of the note and the deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
7. **Property to be sold:** The property to be sold is described as follows:

Being Lot 8, Block F of HOLLYWOOD PARK, an Addition to the City of DUNCANVILLE, DALLAS County, Texas, according to the Plat thereof recorded in Volume 84116, Page 1004, Map Records, DALLAS County, Texas, together with Correction of Omission recorded in Volume 85037, Page 2815, Deed Records of Dallas County, Texas.

8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

9. **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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: June 2, 2017



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Lori McCarty, Tim Lewis, Michelle Schwartz, Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Chris Demarest, Chance Oliver, Max Murphy or Bret Allen, Kelly Leonard, Angel L. Reyes II, – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Charmaine M. Franklin and Billy C. Franklin
214 Martin Luther Circle
Duncanville, Texas 75116
Our file #1115-106F

ATTENTION SERVICE MEMBERS:

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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 23, 2006, Charmaine M. Franklin and Billy C. Franklin executed a Deed of Trust conveying to United Title of Texas, a Trustee, the Real Estate hereinafter described, to secure Nationstar Mortgage LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 200600416275 in the Real Property Records of Dallas County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 4, 2017, the foreclosure sale will be conducted in Dallas County 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. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Dallas, State of Texas:

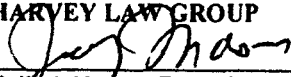
LOT 1, BLOCK K OF FOREST HILLS, INSTALLMENT NO. 16, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75155, PAGE 445, MAP RECORDS, DALLAS COUNTY, TEXAS.

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank of New York Mellon f/k/a The Bank of New York as trustee for Nationstar Home Equity Loan Trust 2007-A. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.
Substitute and Successor Substitute Trustees are identified below.

HARVEY LAW GROUP


Kelly J. Harvey, Texas State Bar No. 09180150
Kelly W. Mason, Texas State Bar No. 24081794
Attorneys for Mortgagee and Mortgage Servicer
Date: 5/24/2017


Shelley Ortolani, Substitute Trustee, or

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

MAY 12 PM 3:15

FILED

**Michele Hreha, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Shelley Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Guy Wiggs, Successor Substitute Trustee, or
David Stockman, Successor Substitute Trustee, or
Brenda Wiggs, Successor Substitute Trustee, or
Denise Boerner, Successor Substitute Trustee, or
Donna Stockman, Successor Substitute Trustee, or
Tim Lewis, Successor Substitute Trustee, or
Michelle Schwartz, Successor Substitute Trustee**

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas
77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

CAUSE NO. DC-17-02469

**THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK AS
TRUSTEE FOR NATIONSTAR HOME
EQUITY LOAN TRUST 2007-A**
Plaintiff

§ **IN THE DISTRICT COURT**

§ **OF DALLAS COUNTY, TEXAS**

v.

**BILLY C. FRANKLIN, JR., HEIR OF
CHARMAINE M. FRANKLIN AND
BILLY C. FRANKLIN, DECEASED**
Defendant

§ **134th JUDICIAL DISTRICT**

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DEFAULT JUDGMENT

Came on for consideration the Motion for Entry of Default Judgment filed by The Bank of New York Mellon f/k/a The Bank of New York as trustee for Nationstar Home Equity Loan Trust 2007-A ("Plaintiff"). The Court is of the opinion that said relief should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days.

The Court further finds that the Plaintiff has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
 - on October 14, 2015, the Plaintiff gave the Defendant(s) proper Notice of Default;
 - the default was not cured and the Note was accelerated on November 24, 2015;
- and
- all principal, interest and other sums due under the terms of the Note and Texas Home Equity Security Instrument have been accelerated and are now due and owing;

- that Defendant Billy C. Franklin, Jr. is the only heir at law to Charmaine M. Franklin, Deceased, and Billy C. Franklin, Deceased;
- that this is an *in rem* proceeding and Billy C. Franklin Jr. is not an obligor on the Note that is the subject of this action.

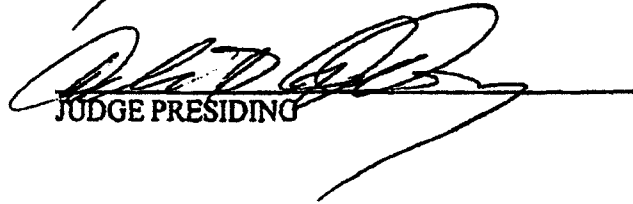
(2) The property to be foreclosed is commonly known as 214 Martin Luther Circle, Duncanville, Texas 75116 (the "Property") which has the following legal description:

LOT 1, BLOCK K OF FOREST HILLS, INSTALLMENT NO. 16, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75155, PAGE 445, MAP RECORDS, DALLAS COUNTY, TEXAS.

- (3) The name and last known address of each respondent subject to this Order is/are:
- Billy C. Franklin Jr., 4915 Rockport Dr., Dallas, Texas 75232

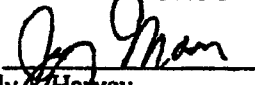
IT IS THEREFORE ORDERED, ADJUDGED and DECREED that the Plaintiff may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 23rd day of May, 2017.


JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 
Kelly J. Harvey
SBN: 09180150
Kelly@kellyharvey.com
Jerry W. Mason
SBN: 24081794
Jerry@kellyharvey.com
P.O. Box 131407
Houston, Texas 77219

FILED

JUL 13 PM 1:26

NOTICE OF FORECLOSURE SALE

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

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

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

Date: JULY 4, 2017

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: DALLAS County Courthouse (George L. Allen Sr. Courts Building, 600 Commerce Street, Dallas, TX 75202) in Dallas, Texas, or at the location and address designated by the Commissioners Court of said county, 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 Leola Beatrice Henderson a/k/a Leola B. Henderson a/k/a Leola Henderson ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated June 16, 2000 and executed by Debtor in the Original Principal Amount of \$51,770.00. The current beneficiary of the Deed of Trust is US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE PRP II PALS INVESTMENTS TRUST, 7144 E. Stetson Dr., Suite 410, Scottsdale, AZ 85251. The Deed of Trust is dated June 16, 2000, designating MARK DAVIS as the Original Trustee and is recorded in the office of the County Clerk of DALLAS County, Texas, under Volume 2000129, Page 04198, 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 JUN 13 2017



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

SN/267266

HENDERSON

EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 1 of 1

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF DUNCANVILLE BEING KNOWN AS TAX ID 2201525000000702 BEING UNIT 702, BUILDING G, AND AN UNDIVIDED 1.9373% INTEREST IN THE COMMON ELEMENTS DEERCHASE CONDOMINIUMS, A CONDOMINIUM IN THE CITY OF DUNCANVILLE, TEXAS, ACCORDING TO THE DECLARATION AND MASTER DEED RECORDED IN VOLUME 84022, PAGE 2799 CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS. AND BEING MORE FULLY DESCRIBED IN DEED BOOK 98248 PAGE 7366 RECORDED ON 12/22/1998 AMONG THE LAND RECORDS OF DALLAS COUNTY, TX.

2000/29 04:206



2000/29 04:206

LBN

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/18/2005

Grantor(s)/Mortgagor(s):
LARRY JAMES AND WIFE, LYNETTE JAMES

Original Beneficiary/Mortgagee:
LONG BEACH MORTGAGE COMPANY, A CORPORATION

Current Beneficiary/Mortgagee:
Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL2, Asset-Backed Certificates, Series 2005-WL2

Recorded in:
Volume: 2005 069
Page: 02161
Instrument No: 3308404

Property County:
DALLAS

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3217 S. Decker Lake Dr., Salt Lake City, UT 84119

Legal Description: BEING LOT 2 IN BLOCK A OF FAIRMEADOWS NO. 10, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 52, PAGE 1 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: 7/4/2017

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(f): 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.



Shelley Ortolani, Robert Ortolani, Mary Mancuso or Michele Hreha or Cole D. Patton or Denny Tedrow
McCARTHY & HOLTHUS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED
JUL 13 AM 10:33
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

MH File Number: TX-15-24687-FC
Loan Type: Conventional Residential

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: July 04, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 04, 2001 and recorded in Document VOLUME 2001200, PAGE 03066 AS AFFECTED BY CLERK'S FILE NO. 201600162339 real property records of DALLAS County, Texas, with STEVEN THORSEN AND ANITA THORSEN, grantor(s) and THE CIT GROUP/CONSUMER FINANCE, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by STEVEN THORSEN AND ANITA THORSEN, securing the payment of the indebtednesses in the original principal amount of \$68,791.40, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S BANK NATIONAL ASSOCIATION AS TRUSTEE FOR NRZ PASS-THROUGH TRUST IV is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE, LLC
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

MICHAEL D. VESTAL, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2017 JUN 12 PM 3:45

FILED



526 MEADOWGLEN
DUNCANVILLE, TX 75137

0000006020911
Date of Sale: 07/04/2017

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on _____ I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



SITUATED IN DALLAS COUNTY, TEXAS AND BEING LOT 7, BLOCK "C" OF SHENANDOAH ESTATES ADDITION, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 73034, PAGE 2294, MAP RECORDS, DALLAS COUNTY, TEXAS

CAUSE NO. DC-16-40816

U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE FOR
NRZ PASS-THROUGH TRUST IV,
Plaintiff,

IN THE DISTRICT COURT

v.

ANITA KAY THORSEN, MATTHEW
ALEXANDER THORSEN, COLLIN
THORSEN BY AND THROUGH
HIS NEXT FRIEND ANITA KAY
THORSEN AND THE UNKNOWN
HEIRS AT LAW OF STEVEN
THORSEN, DECEASED,
Defendants.

OF DALLAS COUNTY, TEXAS

In Re: 526 MEADOWGLEN,
DUNCANVILLE, TEXAS 75137

191ST JUDICIAL DISTRICT

AGREED FINAL JUDGMENT

After considering plaintiff, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR NRZ PASS-THROUGH TRUST IV's, its successors or assigns, motion for entry of an agreed judgment incorporating introductory default judgment, pleadings, and evidence on file the Court GRANTS the motion and finds:

1. Citation was properly served on defendants according to law and remained on file with the Clerk of this Court for the time prescribed by law.
2. None of the defendants who were personally served are in active military service.
3. Andrea K. Stoller was appointed as attorney ad litem according to TEX. R. CIV. P. 244 for defendants, the unknown heirs-at-law of Steven Thorsen, deceased served citation by publication.

4. The Loan Agreement between Steven Thorsen, Anita Kay Thorsen and the plaintiff is in default and that plaintiff is the beneficiary of that agreement on the property made the basis of this lawsuit.

5. Plaintiff is entitled to the relief sought in plaintiff's original petition. Therefore it is:

ORDERED that:

All of Steven Thorsen's ("Decedent") heirs-at-law have been made defendants in this suit and were immediately vested with all of Decedent's right, title and interest in the real property and improvements commonly known as 526 Meadowlark, Duncanville, Texas 75157 ("Property") and legally described as:

SITUATED IN DALLAS COUNTY, TEXAS AND BEING LOT 7, BLOCK "C"
OF SEENANDOGAH ESTATES ADDITION, AN ADDITION TO THE CITY
OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 1384, PAGE 2284, MAP
RECORDS, DALLAS COUNTY, TEXAS

IT IS FURTHER ORDERED plaintiff has a valid lien on the Property by way of a Texas Home Equity Security Instrument dated October 4, 2001 and filed under Volume 2001200, Page 03066 as affected by Clerk's File No. 201600162339 of the Official Public Records of Dallas County, Texas.

IT IS FURTHER ORDERED that this judgment serves as an Order authorizing plaintiff to foreclose its lien created under TEX CONST. art. XVI, § 50(a)(6) in compliance with the Loan Agreement and TEX PROP CODE § 51.002.

IT IS FURTHER ORDERED that a copy of this judgment shall be sent to defendants with the notice of the date, time, and place of the foreclosure sale.

IT IS FURTHER ORDERED that plaintiff may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

IT IS FURTHER ORDERED that if defendants are represented by counsel, the notice of foreclosure sale also be mailed to counsel by certified mail.

IT IS FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

IT IS FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the purative estate of Decedent.

IT IS FURTHER ORDERED that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. & CIV. P. 310.

IT IS FURTHER ORDERED that the Interlocutory Default Judgment against defendant, Matthew Alexander Thorsen signed on December 21, 2016 and the Interlocutory Default Judgment against defendants, Anita Kay Thorsen and Collin Thorsen signed on January 11, 2017 are incorporated into this judgment.

IT IS FURTHER ORDERED that as part of the costs of court, and payable by plaintiff, Andrea K. Stoller, the Attorney Ad Litem is granted the sum of \$2,290.47 and discharged as Ad Litem in this cause.

IT IS FURTHER ORDERED that all other costs of court are taxed against the party incurring same.

All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 19th day of April, 2017.



PRESIDING JUDGE

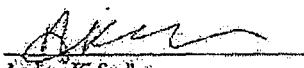
APPROVED AS TO FORM & SUBSTANCE:

APPROVED AS TO FORM ONLY:



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