

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DALLAS County**  
**Deed of Trust Dated:** July 23, 1998  
**Amount:** \$50,900.00  
**Grantor(s):** LOUISE CHRISTINE MOORE

**Original Mortgagee:** MUIRFIELD MORTGAGE LIMITED PARTNERSHIP  
**Current Mortgagee:** PNC BANK, NATIONAL ASSOCIATION

**Mortgagee Address:** PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

**Recording Information:** Document No. 240234

**Legal Description:** LOT 24, BLOCK 6, OF TWENTIETH INSTALLMENT, VALWOOD PARK ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 36, PAGE 173, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

WHEREAS LOUISE CHRISTINE MOORE is deceased.

**Date of Sale:** July 3, 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.

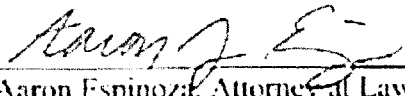
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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  
DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2018 MAY 31 PM 3:11

FILED



Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-002758



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 Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described in Exhibit "A" attached hereto and incorporated by reference) owned by River Road Development, LLC, including all real property described in Exhibit "A," including, but not limited to, all improvements, personalty, rights of way, water rights, mineral interests, fixtures, contracts, equipment, located at and/or other interests which Grantor now has in, to or for the benefit of the properties in question (as more particularly described in the Deeds of Trust (as defined below)), will be held at the date, time, and place specified in this notice.

**DATE OF SALE:** Tuesday, the 3rd of July, 2018 (which is the first Tuesday of that month).

**TIME OF SALE:** The earliest time at which the sale shall occur is 10:00 o'clock a.m. The sale shall begin at that time or not later than three hours after that time.

**PLACE OF SALE:** The sale will take place at the George Allen Courts Building located at 600 Commerce Street, Dallas, Texas, 75202 on the North side of the building facing Commerce Street (below the overhang) OR in such other area designated by the Commissioner's Court of Dallas County, Texas, where foreclosure sales are to take place, pursuant to Section 51.002 of the Texas Property Code (it being understood that such sale may move inside the building in the event of inclement weather).

**INFORMATION REGARDING THE DEED OF TRUST LIEN AND SECURITY AGREEMENT LIEN THAT ARE THE SUBJECT OF THIS SALE**

**NAME OF DOCUMENT:** Correction Construction Deed of Trust, Security Agreement, Financing Statement, and Assignment of Rents dated January 14, 2016 (as modified and extended, the "Deed of Trust")

**DATE:** January 14, 2016

**GRANTOR:** River Road Development, LLC

**BENEFICIARY:** Mutual of Omaha Bank ("Lender")

**SUBSTITUTE TRUSTEE:** Douglas F. Monkhouse

**RECORDING INFORMATION:** Document No. 201600010661 (22 Pages)

**PROPERTY DESCRIPTION:** See Exhibit "A" (the "Property"), including both the real property described in Exhibit "A," as well as all improvements, equipment, fixtures, mineral interests, entitlements and other personalty located at and/or associated with same, as granted under the Deeds of Trust (subject to any subsequent releases of lien executed by Lender after execution of the Deeds of Trust).

2018 JUN 11 PM 3:54  
JOHN E WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

FILED

**INDEBTEDNESS SECURED**

NAME OF DOCUMENTS: Promissory Note dated effective December 18, 2015, in the principal sum of \$4,917,253.00 (as modified and extended, the "Note"); Loan Agreement dated effective December 18, 2015 (as modified and extended, the "Loan Agreement," and together with the Note, the "Loan Documents").

DATE: The Note – December 18, 2015; the Loan Agreement – December 18, 2015

FACE AMOUNT: \$4,917,253.00

BORROWER: River Road Development, LLC, an Oklahoma limited liability company

LENDER: Mutual of Omaha Bank

**SUBSTITUTION OF TRUSTEE**

NAME OF DOCUMENT: Removal and Appointment of Substitute Trustee

DATE: As of June 5, 2018.

NAME OF SUBSTITUTE TRUSTEE: Douglas F. Monkhouse, 1445 Ross Avenue, Suite 3800, Dallas, Texas 75202, (214) 758-1644 (telephone), (800) 404-3970 (facsimile), [Doug.Monkhouse@bracewell.com](mailto:Doug.Monkhouse@bracewell.com)

Default has occurred in the payment of the Note secured by the Deed of Trust. The indebtedness evidenced by the Note is now wholly due and payable. The owner and holder of the indebtedness has requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

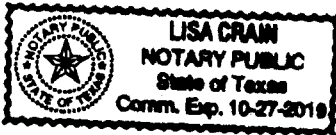
Therefore, at the date, time, and place set forth above, the undersigned, as Substitute Trustee, will sell the Property (including, but not limited to, all improvements, personalty, rights of way, water rights, mineral interests, fixtures, entitlements, contracts, equipment, located at and/or other interests which Grantor now has in, to or for the benefit of the properties in question (as more particularly described in the Deed of Trust) to the highest bidder for cash, pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 11<sup>th</sup> day of June, 2018.

Douglas F. Monkhouse  
Douglas F. Monkhouse, Substitute Trustee

THE STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS           §

This instrument was ACKNOWLEDGED before me on June 11, 2018, by Douglas F. Monkhouse, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Lisa Crain  
Notary Public in and for the State of Texas

My Commission Expires:  
10/27/2019

LISA CRAIN  
Typed or Printed Name

**EXHIBIT "A"**  
**(LEGAL DESCRIPTION)**

Being Lot 1, in Block B, of Parkside Center, an Addition to the City of Farmers Branch, Texas, according to the map thereof recorded in Volume 97244, Page 87, of the Map Records of Dallas County, Texas, and identified as Dallas Central Appraisal District Acct. No. 241424000B0010000, save and except Lots 1-8, Block A, which were released via those Partial Releases of Lien recorded with the Dallas County Clerk's office.

## NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 19<sup>TH</sup> day of FEBRUARY, 2016, BETTER WAY ACQUISITIONS executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure N 2 DEEP, INC., in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 20160045604 of the Deed of Trust records of Dallas County, Texas; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3<sup>RD</sup> day of JULY, 2018, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courthouse, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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

LOT 38, BLOCK 4, OF JOHNSON PARK, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 28, PAGE 5, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, ALSO KNOWN AS 13375 GLENSIDE, FARMERS BRANCH, TEXAS.

WITNESS MY HAND, the 11 day of JUNE, 2018.



DARRIN W. STANTON, TRUSTEE

BY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

2018 JUN 11 PM 1:40

FILED