

NOTICE OF FORECLOSURE SALE

FILED

2017 JUN 12 PM 12: 22

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 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: SOUTH 60 FEET OF THE NORTH 115 OF LOT 25, OF NORTH-O-IRVING, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 5, PAGE 179, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/10/2009 and recorded in Document 200900112061 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: 07/04/2017

Time: 01:00 PM

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 MIKE SIMMONS AND KAREN M SIMMONS, provides that it secures the payment of the indebtedness in the original principal amount of \$198,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon as Trustee for RML Trust 2013-2 is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is The Bank of New York Mellon as Trustee for RML Trust 2013-2 c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* The Bank of New York Mellon as Trustee for RML Trust 2013-2 obtained a Order from the 44th District Court of Dallas County on 03/29/2017 under Cause No. DC-17-00456. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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 CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, 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

CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, 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 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

SEP 14 - 8 PM 12:00

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

W. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, FPG-STIP IRVING, LP, a Delaware limited partnership ("Borrower"), executed that certain Deed of Trust, Assignment of Leases and Rents Security Agreement and Fixture Filing (the "Security Instrument"), dated May 23, 2006, recorded as Document No. 200600204919, Real Property Records, Dallas County, Texas (the "Records"), to LAWYERS TITLE INSURANCE CORPORATION, as Trustee (the "Original Trustee"), for the benefit of CIBC INC., a Delaware corporation ("Original Lender"), the predecessor-in-interest by one or more assignments to JPMCC 2006-CIBC15 FPG-STIP PORTFOLIO, LLC, a Delaware limited liability company ("Lender"), covering certain real property and improvements on the land ("Land") located in Dallas County, Texas, more particularly described in Exhibit A attached hereto and incorporated herein by reference (together with all personal property collateral described in the Security Instrument, the "Property") to secure, in part, that certain Promissory Note ("Note") executed by Borrower, FPG-STIP GREENVILLE, LLC, a Delaware limited liability company, FPG-STIP HAGERSTOWN, LLC, Delaware limited liability company, FPG-STIP LEWISVILLE, LP, Delaware limited partnership, FPG-STIP AUSTIN, LP, a Delaware limited partnership, FPG-STIP MASON, LLC, a Delaware limited liability company, FPG-STIP FAYETTEVILLE, LLC, a Delaware limited liability company, FPG-STIP CLAREMONT, LLC, a Delaware limited liability company, FPG-STIP KNOXVILLE, LLC, a Delaware limited liability company, FPG-STIP COLUMBUS, LLC, a Delaware limited liability company, FPG-STIP MIDDLESBORO, LLC, a Delaware limited liability company, and FPG-STIP CLEARWATER, LLC, a Delaware limited liability company, jointly and severally, dated of even date with the Security Instrument in the stated principal amount of \$79,210,000.00 (the Note, as the same has been modified, together with all other indebtedness, liabilities, and obligations described in the Note, as modified, the Security Instrument and all other documents evidencing, securing, governing or otherwise pertaining to the loan evidenced by the Note hereinafter referred to as the "Indebtedness"); and

WHEREAS, pursuant to and in accordance with the terms and conditions of the Security Instrument, Lender has appointed BRADLEY D. BROBERG, an individual with an address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, KYLE B. BEATY, an individual with an address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, JACK J. STONE, an individual with an address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, KELLY HULME, an individual with an address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201 and CHRISTINE KOVACSY, an individual with an address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201; each of whom may act alone or together (each a "Substitute Trustee") to succeed to all of the rights, titles, powers, and estates granted and delegated in the Security Instrument to the Original Trustee and any previously appointed substitute trustee; and

WHEREAS, default has occurred in the payment of the Indebtedness and the same has been accelerated or matured and is now wholly due and payable; and

WHEREAS, Lender has made demand upon Borrower and all other borrowers to pay to Lender the Indebtedness now due, but such Indebtedness has not been paid; and

WHEREAS, Lender, as the owner of the Note and Indebtedness, has instructed the Substitute Trustee(s), acting singly or together, to post, file and mail appropriate notice and to sell the Property, in parcels or in whole, to satisfy, in whole or in part, the unpaid Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, July 4, 2017, no earlier than 10:00 a.m., or no later than three hours after that time, one of the Substitute Trustees will commence the sale of the Property, in parcels or as a whole, at public auction to the highest bidder for cash; such sale will be held in that area designated for such sales by Resolutions of the Commissioner's Court of Dallas County, Texas; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which are equal or prior to the lien and security interest created by the Security Instrument.

To the extent that any of the Property has been released from the lien of the Security Instrument by written instrument signed by Lender or its predecessor and filed for record in the Real Property Records of Dallas County, Texas, this notice is not intended to and does not cover such property, and such property will not be part of the Property conveyed to the purchaser hereunder.

If such sale does not result in full satisfaction of all of the Indebtedness, the lien and security interest of the Security Instrument shall remain in full force and effect in respect of any of the Property not so sold and any and all other types of real and personal property covered by the Security Instrument and not described herein.

This Notice of Substitute Trustee's Sale is being sent by BRADLEY D. BROBERG, an individual with an address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201. The following entity is acting as the mortgage servicer on behalf of Lender under an agreement granting such entity the authority to service the mortgage: LNR Partners, LLC, with an address of 1601 Washington Avenue, Suite 800, Miami Beach, Florida 33139.

The following language is set forth per requirement under Section 51.002(i) of the Texas Property Code, and applicable if debtor qualifies under such Section:

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.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of June 8, 2017.

SUBSTITUTE TRUSTEE:


Name: BRADLEY D. BROBERG

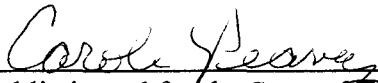
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

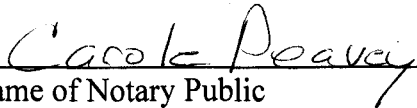
This instrument was ACKNOWLEDGED before me on June 8, 2017, by BRADLEY D. BROBERG, in the capacity therein stated.

[SEAL]

My Commission Expires:

06-25-2017


Notary Public in and for the State of Texas


Printed Name of Notary Public

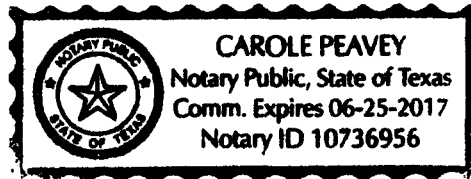


EXHIBIT A

Land

BEING all of Lot 1-R, Block A of Walnut Hill Business Park, a Replat of Lot 1, Block A, Walnut Hill Business Park, Sector XII, Twenty Ninth Installment and Lot No. 1, Walnut Hill Distribution Center North, Fourth Installment, an Addition to the City of Irving, Dallas County, Texas, according to the Map thereof recorded in Volume 2002167, Page 5, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the northeasterly line of Westridge Drive (60 feet wide), same being the common westerly corner of said Lot 1-R and Lot 2 of Walnut Hill Distribution Center North, Sixth Installment, an Addition to the City of Irving, Texas, according to the Map thereof recorded in Volume 81057, Page 484, Deed Records, Dallas County, Texas;

THENCE North 44 degrees 46 minutes 14 seconds West along the northeasterly line of Westridge Drive, a distance of 539.84 feet to an 'X' found in concrete at the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 120.00 feet;

THENCE Northerly along the easterly line of Westridge Drive and said curve to the right whose chord bears North 00 degrees 13 minutes 46 seconds East, an arc distance of 188.50 feet to an "X" found in concrete at the end of said curve;

THENCE North 45 degrees 13 minutes 46 seconds East along the southeasterly line of Westridge Drive, a distance of 25.66 feet to a 1/2 inch iron rod found at the northwest corner of Lot 1-R, Block A, same being the southwest corner of Lot 1, Block A of Central Office Building, an Addition to the City of Irving, Texas, according to the Map thereof recorded in volume 85148, Page 363, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 48 minutes 44 seconds East along the north line of said Lot 1-R and the south line of said Central Office Building and the south line of Lot 1, Block A of First Baptist Church Las Colinas Addition, an Addition to the City of Irving, Texas, according to the Map thereof recorded in Volume 91198, Page 3983, Deed Records, Dallas County, Texas, a distance of 533.88 feet to a 1/2 inch iron rod found at the most northerly northeast corner of Lot 1-R, Block A, same being in a west line of Lot 1-R of Walnut Hill Distribution Center North, a Replat of Lot 1, Block A, Walnut Hill Business Park, Sector XII, Twenty Ninth Installment and Lot No. 1, Walnut Hill Distribution Center North, Fourth Installment, an Addition to the City of Irving, Texas, according to the Map thereof recorded in Volume 2002167, Page 5, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 25 minutes 35 seconds West along a common line of Lot 1-R, Block A and said Lot 1-R of Walnut Hill Distribution Center North, a distance of 105.39 feet to a 1/2 inch iron with cap marked "WIER" found at an inner ell corner of Lot 1-R, Block A;

THENCE South 89 degrees 35 minutes 37 seconds East along a common line of Lot 1-R, Block A and said Lot 1-R of Walnut Hill Distribution Center North, a distance of 80.22 feet to a 1/2 inch iron rod with cap marked "WIER" found for corner;

THENCE South 00 degrees 24 minutes 23 seconds West along a common line of Lot 1-R, Block A and Lot 1-R of Walnut Hill Distribution Center North, a distance of 227.26 feet to a 1/2 inch iron rod with cap marked "WIER" found for corner;

THENCE South 89 degrees 24 minutes 25 seconds East along a common line of Lot 1-R, Block A and Lot 1-R of Walnut Hill Distribution Center North, a distance of 149.83 feet to a 1/2 inch iron rod with cap marked "WIER" found for corner;

THENCE South 00 degrees 25 minutes 35 seconds West along a common line of Lot 1-R, Block A and Lot 1-R of Walnut Hill Distribution Center North, a distance of 126.80 feet to a 1/2 inch iron rod with cap marked "WIER" found at the common south corner of Lot 1-R, Block A and said Lot 1-R of Walnut Hill Distribution Center North, and being in the north line of said Lot 2 of Walnut Hill Distribution Center North, Sixth Installment;

THENCE South 85 degrees 40 minutes 20 seconds West along a common line of Lot 1-R, Block A and said Lot 2, and passing a 1/2 inch iron rod found at a distance of 230.93 feet and continuing for a total distance of 315.14 feet to an "X" found in concrete curb for corner;

THENCE South 45 degrees 13 minutes 46 seconds West along a common line of Lot 1-R and Lot 2, a distance of 119.80 feet to the PLACE OF BEGINNING and containing 283,709 square feet or 6.5131 acres of land, more or less.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 12, 2013, MICHAEL A. EDWARDS and DEBORAH EDWARDS conveyed to Cliff Berg, as Trustee, the property situated in the City of Irving, County of Dallas, Texas, to-wit:

Lot 8, Block L, of Lakes of Las Colinas Phase 1, an Addition to the City of Irving, Dallas County, Texas, according to the Replat thereof recorded under Clerk's File No. 201000035632, of the Map Records of Dallas County, Texas;


(herein the "Property") to secure that one certain Adjustable Rate Note therein described in the original principal amount of \$639,200.00, executed by MICHAEL A. EDWARDS and made payable to FIRST NATIONAL BANK, which such Deed of Trust is recorded under County Clerk's file number 201300049110, of the Deed of Trust Records of Dallas County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Cliff Berg, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of July, 2017, I will begin to sell the Property at the earliest 10:00 a.m. or not later than three hours after that time at the North side of the George L. Allen Sr. Courts Building, 600 Commerce Street, Dallas, Texas, to the highest bidder for cash. The trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

WITNESS MY HAND this 2nd day of June, 2008.



Debbie House
Substitute Trustee

200 Bailey Avenue, Suite 100
Fort Worth, Texas 76107

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2017 JUN -8 AM 10:23

FILED

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2017 JUN 13 PM 2: 24

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about February 10, 2015, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Zankhana Shah and Rajesh R. Patel, the present owners of said real property, to The Riverside Village Home Owner's Association (the "Association"); and

WHEREAS, the said Zankhana Shah and Rajesh R. Patel 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, July 4, 2017, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 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:

Lot 1, Block M, of Riverside Village, Phase 1, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 201000161763, Plat Records, Dallas County, Texas. (7220 Comal Drive)

WITNESS my hand this 8 day of June, 2017

THE RIVERSIDE VILLAGE HOME OWNER'S ASSOCIATION

By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3710 Rawlins Street, Suite 1400
Dallas, Texas 75219

The within notice was posted by me on the ___ day of _____, 2017, at the Dallas County Courthouse in Dallas, Texas.

CAUSE NO. DC-16-08984

IN RE: ORDER FOR FORECLOSURE § IN THE DISTRICT COURT OF
CONCERNING §
7220 Comal Drive § DALLAS COUNTY, TEXAS
Irving, TX 75039 §
UNDER TEX. R. CIV. PROC. 736 § 162ND JUDICIAL DISTRICT
AND ZANKHANA SHAH AND RAJESH
R. PATEL

ORDER FOR FORECLOSURE

On July 26, 2016, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action was presented to the Court. **The Riverside Village Home Owner's Association** (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 7220 Comal Drive, Irving, Texas 75039, and further described as follows:

Lot 1, Block M, of Riverside Village, Phase 1, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 201000161763, Plat Records, Dallas County, Texas. (7220 Comal Drive) (hereinafter the "Property").

The Court finds that the Association's Application for Foreclosure complies with Rule 736.1 of the Tex. R. Civ. Proc. and was properly served in accordance with Rule 736.4 of the Tex. R. Civ. Proc. The Court further finds that Respondents have not previously filed a response, and the return of service has been on file with the clerk of the Court for at least 10 days before the date of this Order. The Court finds that the name and last known address of each respondent is as follows:

Zankhana Shah
7220 Comal Drive
Irving, Texas 75039

Rajesh R. Patel
7220 Comal Drive
Irving, Texas 75039

Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute prima facie evidence of the truth of the matters alleged. The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration, of Covenants, Conditions and Restrictions for Riverside Village (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondents' acquisition of the Property, Respondents agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article IV of the Declaration.
5. Article IV, Section 4.2(a) of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article IV, Section 4.12(b) of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondents' ownership, Respondents have been assessed

maintenance fees in a non-discriminatory manner based on Respondents' ownership of the Property.

8. Article IV, Section 4.11 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of June 17, 2016, Respondent is 24 months in default in their obligations to the Association for a total of Two Thousand Seven Hundred and Eighty Four Dollars and Nineteen Cents (\$2,784.19).
10. Respondents have been notified of the amounts due and unpaid attributed to Respondents' failure to pay the assessments and other charges by notice letter dated November 6, 2014.
11. A Notice of Lien was filed on or about February 10, 2015, at Document Number: 201500032977 in the office of the County Clerk of Dallas, Texas, and Respondents were notified of same by letter dated February 9, 2015.
12. The Association afforded Respondents thirty (30) days to cure the default pursuant to the February 9, 2015, letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

THE COURT THEREFORE GRANTS the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

IT IS THEREFORE ORDERED that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

IT IS FURTHER ORDERED that the Association shall send Respondents a copy of this Order with the notice of foreclosure sale sent to Respondents; and

IT IS FURTHER ORDERED that the Association may communicate with Respondents and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON February 15, 2017



JUDGE PRESIDING

NOTICE OF FORECLOSURE SALE

FILED

2017 JUN 13 PM 1:13

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 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 LOT 32 IN BLOCK D OF BROADMOOR HILLS PHASE I, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT RECORDED IN VOLUME 81110, PAGE 630 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/05/2008 and recorded in Document 20080365087 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: 07/04/2017

Time: 01:00 PM

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 RICK D CHERNICK, provides that it secures the payment of the indebtedness in the original principal amount of \$147,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 5 is the current mortgagee of the note and deed of trust and BSI FINANCIAL SERVICES is mortgage servicer. A servicing agreement between the mortgagee, whose address is Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 5 c/o BSI FINANCIAL SERVICES, 314 South Franklin Street, 2nd Floor, Titusville, PA 16354 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 5 obtained a Order from the 44th District Court of Dallas County on 05/26/2017 under Cause No. DC-17-03618. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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 CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, 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

CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, 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 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. 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.

FILED

2017 JUN 13 PM 1:12

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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: LOT 11, BLOCK 13, OF ESPANITA, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN VOLUME 759, PAGE 1116, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/28/2010 and recorded in Document 201000289228 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: 07/04/2017

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 ROBERT E. BEARDEN AND VICKI ANN BEARDEN, provides that it secures the payment of the indebtedness in the original principal amount of \$96,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* NATIONSTAR MORTGAGE LLC obtained a Order from the 68th District Court of Dallas County on 03/20/2017 under Cause No. DC-16-07089. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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 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, DOUG WOODARD, BRADLEY ROSS, 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

~~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, DOUG WOODARD, BRADLEY
ROSS, 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 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. 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.

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 April 28, 2008 and recorded in Document CLERK'S FILE NO. 20080150020; AS AFFECTED BY CLERK'S FILE NO. 201300336421 real property records of DALLAS County, Texas, with ARTHUR GRAYSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ARTHUR GRAYSON, securing the payment of the indebtednesses in the original principal amount of \$213,314.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

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

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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 413 5433/scra.military.orders@chase.com

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the DALLAS County Clerk and caused to be posted at DALLAS County courthouse this notice of sale.

Declarants Name: _____
Date: _____

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2017 JUN 12 PM 3:20

FILED



NOS00000004890935

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DALLAS

EXHIBIT "A"

LOT 9, BLOCK A, KYLE-N-TYLER, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 97139, PAGE 2118, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000004890935

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 September 24, 2004 and recorded in Document VOLUME 2005063, PAGE 05163 real property records of DALLAS County, Texas, with ELLA M. VANCE AKA ELLA VANCE, grantor(s) and ARGENT MORTGAGE COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ELLA M. VANCE AKA ELLA VANCE, securing the payment of the indebtednesses in the original principal amount of \$76,800.00, 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, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK, N.A. AS TRUSTEE FOR PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004 -WWF1 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. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY
3476 STATEVIEW BLVD
FORT MILL, SC 29715

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

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____

FILED
JUL 12 PM 3:26
DALLAS COUNTY
COUNTY CLERK
DALLAS COUNTY



NOS20130134000427

EXHIBIT "A"

BEING LOT 23, OF ARCADIA GARDENS NO. 2, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 167, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS20130134000427

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/27/2001
Grantor(s): JUDITH A. DAVIS, A MARRIED WOMAN
Original Mortgagee: WORLD SAVINGS BANK, FSB
Original Principal: \$76,300.00
Recording Information: Book 2002001 Page 02925 Instrument 1658103
Property County: Dallas
Property:

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO 1068, CITY OF IRVING, DALLAS COUNTY, TEXAS AND BEING PART OF LOT 35 IN BLOCK 4 OF THE REVISED PLAT OF FIRST INSTALLMENT OF NORTHWEST PARK OF FIRST INSTALLMENT OR NORTHWEST PARK, RECORDED IN VOLUME 176, PAGE 2424, MAP RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE NORTHWEST LINE OF OLYMPIA STREET (50 FOOT RIGHT-OF-WAY), BEING THE COMMON SOUTH CORNER OF LOTS 35 AND 36;
THENCE NORTH 13 DEGREES 35 MINUTES 00 SECONDS WEST ALONG THE COMMON LINE OF SAID LOTS 35 AND 36 A DISTANCE OF 114.00 FEET TO A FENCE CORNER, BEING THE NORTHEAST CORNER OF LOT 36, THE NORTHWEST CORNER OF SAID LOT 35, ON THE SOUTH LINE OF A FIFTEEN FOOT ALLEY AND BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 336.86 FEET;
THENCE ALONG THE NORTH LINE OF SAID LOT 35 AND THE SOUTH LINE OF SAID 15 FOOT ALLEY AND ALONG SAID CURVE, HAVING A CHORD BEARING OF N 72 DEGREES 57' 43" E, A CHORD DISTANCE OF 51.05 FEET, AN ARC DISTANCE OF 51.10 FEET TO A POINT FROM WHICH A FENCE CORNER BEARS N 48 DEGREES 33' W- 1.2 FEET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 35 AND THE NORTHWEST CORNER OF LOT 34;
THENCE SOUTH 21 DEGREES 46 MINUTES 16 SECONDS EAST A DISTANCE OF 112.21 FEET TO A FOUND 1/2-INCH ROD ON THE AFORESAID NORTHWEST LINE OF OLYMPIA STREET AND SOUTH LINE OF LOT 35;
THENCE SOUTH 66 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 2.50 FEET ALONG SAID NORTHWEST LINE OF OLYMPIA STREET TO A FOUND 1/2-INCH IRON ROD, BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 370.62 FEET;
THENCE CONTINUING ALONG THE NORTHWEST LINE OF OLYMPIA STREET, ALONG SAID CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S 71 DEGREES 28'32", A CHORD DISTANCE OF 64.72 FEET, AN ARC DISTANCE OF 64.80 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6,750 SQUARE FEET OR 0.154 OF ONE ACRE OF LAND.

FILED
2001 DEC 27 PM 3:15
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Reported Address: 3905 OLYMPIA ST, IRVING, TX 75062

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of July, 2017
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustee(s): Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Braden Barnes, Michael Burns, Thuy Frazier,

Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.