

Notice of Foreclosure Sale

FILED

2017 JUN 12 PM 3:31

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

SEE ATTACHED EXHIBIT "A"

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

Locally known as 2408 Victory Park Lane, Ste. 1441 Dallas, Texas 75219

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the DEED OF TRUST recorded on December 19, 2014 and recorded as Instrument Number 201400322660 and a correction to the legal description was filed as Instrument Number 201500034508 in the real property records of Dallas County, Texas, executed by Lonnie Johnson and any modification or extensions of said Deed of Trust.

3. *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 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 1:00 p.m.

Place: Dallas County Courthouse in Dallas, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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 cash on the day the property is sold.

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 the deed of trust, the beneficiary 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. 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 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 a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed Lonnie Johnson.

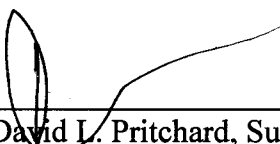
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the Promissory Note executed by Lonnie Johnson, and payable to the order of BER FINANCIAL GROUP, INC. BER FINANCIAL GROUP, INC. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary at BER FINANCIAL GROUP, INC. at 6705 Northridge Drive Dallas, Texas 75214.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as 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 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

Dated: June 12, 2017



David L. Pritchard, Substitute Trustee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

EXHIBIT "A-1"

The Subject Property consists of: (a) the Residence is Unit 1441, of the Block C South Tower Residences, a Residential Condominium, created pursuant to that certain Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium, dated September 11, 2006, recorded as Document No. 200600338786 of the Real Property Records of Dallas County Texas, as amended by that certain First Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of October 20, 2006, recorded as Document No. 200600391086 of the Official Public Records of Dallas County, Texas, that certain Second Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of December 13, 2006, recorded as Document No. 200600460769 of the Official Public Records of Dallas County, Texas, that certain Third Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of March 7, 2007, recorded as Document No. 20070089551 of the Official Public Records of Dallas County, Texas, and that certain Fourth Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of April 30, 2007, recorded as Document No. 20070154654 of the Official Public Records of Dallas County, Texas (the "Residential Declaration"), and located within the Residential Unit II of Block C Master Condominiums created pursuant to the Second Amended and Restated Master Condominium Declaration for Block C Master Condominiums dated as of August 4, 2006, recorded as Document No. 200600286364 of the Official Public Records of Dallas County, Texas, as amended by that certain First Amendment to Second Amended and Restated Master Condominium Declaration for Block C Master Condominium dated as of August 8, 2006, recorded as Document No. 200600290465 of the Official Public Records of Dallas County, Texas, that certain Second Amendment to Second Amended and Restated Master Condominium Declaration for Block C Master Condominiums dated as of March 6, 2007, recorded as Document No. 20070089549 of the Official Public Records of Dallas County, Texas, and that certain Third Amendment to Second Amended and Restated Master Condominium Declaration for Block C Master Condominiums filed 05/01/2007, recorded as Document No. 20070154653 of the Official Public Records of Dallas County, Texas (the "Master Declaration") as described in the Master Declaration; together with an undivided interest, appurtenant to the Residence, in and to the Residential Common Elements in the percentage designated for the Residence on Exhibit "C" attached to the Residential Declaration; (b) the exclusive right to use the Residential Parking Space(s) A150 and A152 appurtenant to the Residence and (c) the exclusive right to use the Residential Storage Space(s) N/A appurtenant to the Residence. Together with all Amendments thereto.

Notice of Foreclosure Sale

FILED

1. *Property to Be Sold.* The property to be sold is described as follows: JUL 12 PM 3: 31

SEE ATTACHED EXHIBIT "A" JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Locally known as 2408 Victory Park Lane, Ste. 1442 Dallas, Texas 75219

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the DEED OF TRUST recorded on December 19, 2014 and recorded as Instrument Number 201400322570 in the real property records of Dallas County, Texas, executed by Lonnie Johnson and any modification or extensions of said Deed of Trust.

3. *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 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 1:00 p.m.

Place: Dallas County Courthouse in Dallas, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

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 cash on the day the property is sold.

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 the deed of trust, the beneficiary 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. 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 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 a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed Lonnie Johnson.

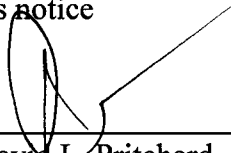
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the Promissory Note executed by Lonnie Johnson, and payable to the order of BER FINANCIAL GROUP, INC. BER FINANCIAL GROUP, INC. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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8. 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

Dated: June 12, 2017



David L. Pritchard, Substitute Trustee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

EXHIBIT "A"

The Subject Property consists of: (a) the Residence is Unit 1442, of the Block C South Tower Residences, a Residential Condominium, created pursuant to that certain Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium, dated September 11, 2006, recorded as Document No. 200600338786 of the Real Property Records of Dallas County Texas, as amended by that certain First Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of October 20, 2006, recorded as Document No. 200600391086 of the Official Public Records of Dallas County, Texas, that certain Second Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of December 13, 2006, recorded as Document No. 200600460769 of the Official Public Records of Dallas County, Texas, that certain Third Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of March 7, 2007, recorded as Document No. 20070089551 of the Official Public Records of Dallas County, Texas, and that certain Fourth Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of April 30, 2007, recorded as Document No. 20070154654 of the Official Public Records of Dallas County, Texas (the "Residential Declaration"), and located within the Residential Unit II of Block C Master Condominiums created pursuant to the Second Amended and Restated Master Condominium Declaration for Block C Master Condominiums dated as of August 4, 2006, recorded as Document No. 200600286364 of the Official Public Records of Dallas County, Texas, as amended by that certain First Amendment to Second Amended and Restated Master Condominium Declaration for Block C Master Condominium dated as of August 8, 2006, recorded as Document No. 200600290465 of the Official Public Records of Dallas County, Texas, that certain Second Amendment to Second Amended and Restated Master Condominium Declaration for Block C Master Condominiums dated as of March 6, 2007, recorded as Document No. 20070089549 of the Official Public Records of Dallas County, Texas, and that certain Third Amendment to Second Amended and Restated Master Condominium Declaration for Block C Master Condominiums filed 05/01/2007, recorded as Document No. 20070154653 of the Official Public Records of Dallas County, Texas (the "Master Declaration") as described in the Master Declaration; together with an undivided interest, appurtenant to the Residence, in and to the Residential Common Elements in the percentage designated for the Residence on Exhibit "C" attached to the Residential Declaration; (b) the exclusive right to use the Residential Parking Space(s) _____ and _____, appurtenant to the Residence and (c) the exclusive right to use the Residential Storage Space(s) N/A appurtenant to the Residence. Together with all Amendments thereto.

C&S No. 44-17-0137 / Reverse Mortgage / No
Reverse Mortgage Solutions, Inc.

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: April 25, 2013

Grantor(s): Ruth Louisa Barton, an unmarried woman

Original Trustee: Robert K. Fowler

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Cherry Creek Mortgage Co., its successors and assigns

Recording Information: Clerk's File No. 201300138443, 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.

Date of Sale: 07/04/2017 **Earliest Time Sale Will Begin:** 1:00 PM

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.

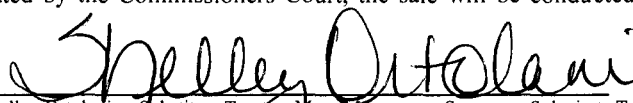
Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN DALLAS, DALLAS COUNTY, TEXAS, TO-WIT: UNIT NO. 150 IN BUILDING T AND THE 1.2 PERCENT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF THE HILLCREST VILLA CONDOMINIUM, A CONDOMINIUM REGIME ACCORDING TO THE CONDOMINIUM DECLARATION, DATED 7/25/73, RECORDED IN VOLUME 73146, PAGE 85, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, AS AMENDED BY INSTRUMENTS RECORDED IN VOLUME 73189, PAGE 2430, CONDOMINIUM RECORDS, VOLUME 74183, PAGE 593, CONDOMINIUM RECORDS, AND VOLUME 75201, PAGE 1336, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS. BEING THE SAME PROPERTY CONVEYED AS TO THE GRANTORS BY DEED DATED 10/24/83, EXECUTED BY RICHARD M. KENDRICK, III, RECORDED IN VOL. 83212, PG. 3816 DRDCT.

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.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Breha as Successor Substitute Trustee, Russell Stockman 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
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

2017 JUN 2 PM 3:13
FILED
JOHN W. WARREN
COUNTY CLERK
DALLAS COUNTY



4623567

FILED

2017 JUN 12 PM 3:16

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County
Deed of Trust Dated: October 25, 2011
Amount: \$292,500.00
Grantor(s): MARSHA J HERSHBERGER

Original Mortgage: ONE REVERSE MORTGAGE, LLC
Current Mortgage: REVERSE MORTGAGE SOLUTIONS, INC.

Mortgagee Address: REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014

Recording Information: Document No. 201100289392

Legal Description: LOT 11, IN BLOCK E/8092 OF LAKE HIGHLANDS NORTH ADDITION NO.1, AN ADDITION TO DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 39, PAGE 177, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on July 6, 2016 under Cause No. DC-16-04341 in the 162ND Judicial District Court of DALLAS County, Texas
Date of Sale: July 4, 2017 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.

SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI, MARY MANCUSO 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.

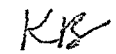
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

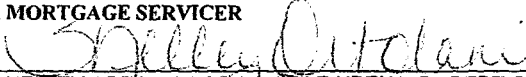
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-010293



SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI,
MARY MANCUSO OR JOHN PHILLIP MARQUEZ
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

NATIONSTAR MORTGAGE LLC (CXE)
BRUMLEY, JAMES F. AND ASHLEY
409 WEST BELT LINE ROAD, WILMER, TX 75172

VA 494961230723
Firm File Number: 17-027418

FILED
2017 JUN 12 PM 3:18

NOTICE OF TRUSTEE'S SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, on June 30, 2014, JAMES F BRUMLEY AND ASHLEY BRUMLEY, as Grantor(s), executed a Deed of Trust conveying to ANTHONY WARDEN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 201400164231, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

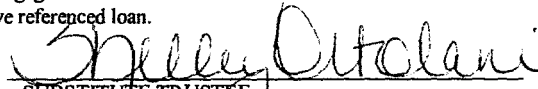
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, July 4, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

SEE EXHIBIT A

Property Address: 409 WEST BELT LINE ROAD
WILMER, TX 75172
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: USAA FEDERAL SAVINGS BANK
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



SUBSTITUTE TRUSTEE
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, Shelley Ortolani, Michele Hreha, Robert
Ortolani or Mary Mancuso
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

Exhibit "A"

STATE OF TEXAS:
COUNTY OF DALLAS:

BEING a tract of land in the James Chapman Survey Abstract No. 379, Dallas County, and being the same tract conveyed to C.C. Ashley, Et Ux, in Volume 5571, Page 586, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner at the Southwest corner of said Ashley Tract in the North line of West Beltline Road;

THENCE North 15 degrees 00 minutes 00 seconds West, with the East line of a tract conveyed to Wanda Gaye Brown under County Clerk No. 20060030191, Official Public Records of Dallas County, Texas, a distance of 466.90 feet to an axle found for corner at the Northwest corner of said Ashley Tract;

THENCE South 89 degrees 58 minutes 18 seconds East, with the South line of a tract conveyed to Allan B. Curles and Glen R. Howell, Trustee, in Volume 73078, Page 126, Deed Records of Dallas County, Texas, a distance of 523.30 feet to a 1/2 inch yellow capped iron rod set for corner at the Northeast corner of said Ashley Tract;

THENCE South 00 degrees 08 minutes 31 seconds West, with the intermediate West line of said Howell, Trustee Tract, a distance of 157.78 feet to an axle found for corner at the Southeast corner of said Ashley tract in the North line of West Beltline Road;

THENCE in a Westerly direction with the North line of said West Beltline Road and a curve to the Right having a radius of 5,003.51 feet, a central angle of 02 degrees 13 minutes 46 seconds, an arc length of 194.69 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 89 degrees 56 minutes 12 seconds West, a distance of 285.06 feet to the PLACE OF BEGINNING and containing 1.852 acres of land.

USAA071414S8521DB64

125

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 June 15, 2005 and recorded in Document VOLUME 2005128, PAGE 13528 real property records of DALLAS County, Texas, with VIRGINIA HOWARD, grantor(s) and WASHINGTON MUTUAL BANK, FA, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by VIRGINIA HOWARD, securing the payment of the indebtednesses in the original principal amount of \$78,822.61, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, 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, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, N.A.
8333 RIDGEPOINT DRIVE
IRVING, TX 75063

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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

2017 JUN 12 PM 3:45
FILED
JOHN WARREN
COUNTY CLERK
DALLAS COUNTY



2935 GLADIOLUS LN
DALLAS, TX 75233

0000006124903
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: _____

EXHIBIT "A"

LOT 16, BLOCK E/6041 OF BRETTON WOODS ADDITION, RECORDED IN VOLUME 8, PAGE 279, MAP RECORDS,
DALLAS COUNTY, TEXAS.

Decedent's right, title and interest in the real property and improvements commonly known as 2935 Gladious Lane, Dallas, Texas 75233 ("Property") and legally described as:

LOT 16, BLOCK E/6041 OF BRETTON WOODS ADDITION, RECORDED IN VOLUME 8, PAGE 279, 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 June 15, 2005 and filed under Volume 2005128, Page 13528 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 shall 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 putative 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. R. Civ. P. 310.

IT IS FURTHER ORDERED that the Interlocutory Default Judgment against Kathleen Anna Howard Hollenbach and Arva Louise Howard, signed on April 19, 2017 is 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 \$2370.44 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.

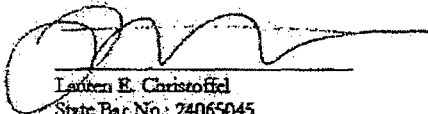
This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 5th day of May, 2017.



PRESIDING JUDGE

APPROVED AS TO FORM & SUBSTANCE:



Lauren E. Christoffel
State Bar No.: 24065045
4004 Belt Line Road, Suite 100
Addison, Texas 75001-4320
(972) 341-5343
(972) 341-0734 (Facsimile)
LaurenC@bdfgroup.com

ATTORNEY FOR PLAINTIFF

APPROVED AS TO FORM ONLY:

Andrea K.
Stoller

I hereby agree to Andrea K. Stoller
- 2017-05-05 10:00 AM - 10:00 AM
- 2017-05-05 10:00 AM - 10:00 AM
- 2017-05-05 10:00 AM - 10:00 AM

Andrea K. Stoller
State Bar No.: 00785059
605 Keller Smithfield Road
Keller, Texas 76248
(214) 356-7165
(214) 261-2228 (Facsimile)
akstoller@gmail.com

ATTORNEY AD LITEM

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION,
Plaintiff,

IN THE DISTRICT COURT

v.

KATHLEEN ANN HOWARD
HOLLENBACH, ARVA LOUISE
HOWARD AND THE UNKNOWN
HEIRS AT LAW OF VIRGINIA
HOWARD, DECEASED,
Defendants.

OF DALLAS COUNTY, TEXAS

In Re: 2935 GLADIOLUS LANE,
DALLAS, TEXAS 75233

191ST JUDICIAL DISTRICT

**INTERLOCUTORY DEFAULT JUDGMENT AGAINST DEFENDANTS, KATHLEEN
ANN HOWARD HOLLENBACH AND ARVA LOUISE HOWARD**

On this date, the Court heard plaintiff, JPMorgan Chase Bank, National Association's Motion for Interlocutory Default Judgment as to defendants, Kathleen Ann Howard Hollenbach and Arva Louise Howard. After considering the pleadings, Motion, response, and evidence on file it is the opinion of the Court that plaintiff's Motion should be granted.

On September 27, 2016, plaintiff filed its lawsuit against defendants to enforce its security interest against real property and improvements located at 2935 Gladiolus Lane, Dallas, Texas 75233 (the "Property") and more particularly described as:

LOT 16, BLOCK E/6041 OF BRETON WOODS ADDITION,
RECORDED IN VOLUME 8, PAGE 279, MAP RECORDS, DALLAS
COUNTY, TEXAS.

Defendants, Kathleen Ann Howard Hollenbach and Arva Louise Howard were properly served with citation accordingly to law and said citations has remained on file with the Clerk of this Court for the time prescribed by law. Kathleen Ann Howard Hollenbach and Arva Louise Howard have not filed answers or any pleadings constituting answers and have not entered an appearance in this lawsuit. Kathleen Ann Howard Hollenbach and Arva Louise Howard are not in active military service. The last known address for defendant Kathleen Ann Howard Hollenbach is as follows: 628

Fernwood Drive, Medford, Oregon, 97504. The last known address for defendant Arva Louise Howard is as follows: 17750 SE Chippewa Trail, Tualatin, Oregon 97062.

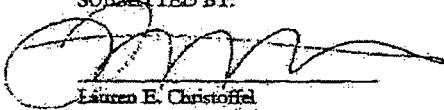
IT IS ORDERED that

1. The material allegations of plaintiff's original petition are deemed admitted as to defendants, Kathleen Ann Howard Hollenbach and Arva Louise Howard only;
2. This judgment does not dispose of all claims and all parties and is not appealable; and
3. Upon entry of judgment or order disposing of the last claim or on the date the last unadjudicated claim is severed from the adjudicated claims, this judgment shall become final and appealable.

SIGNED this 19th day of April 2017


PRESIDING JUDGE

SUBMITTED BY:


Lauren E. Christoffel
State Bar No.: 24065045
4004 Belt Line Road, Suite 100
Addison, Texas 75001-4320
(972) 341-5343
(972) 341-0734 (Facsimile)
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ATTORNEY FOR PLAINTIFF