

FILED

JUL 12 PM 3:00

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Notice of Foreclosure Sale

Texas Home Equity Security Instrument dated February 18, 2009, executed by Jerry Thomas Johnson, a single man, conveying to G. Phillip Craver as Trustee, for the benefit of Lender, EDS Credit Union, now known as Intouch Credit Union, recorded in Dallas County Clerk's File No. 2009000054641, securing a note of even date executed by Grantor to Lender, for the property described as:

LOT 1, BLOCK 26, ARAPAHO EAST N.5, THIRD INSTALLMENT, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 74209, PAGE 1680, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

Foreclosure Sale:

Date: Tuesday, July 4, 2017
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m.

Place: North Side of the George Allen Courts Building facing 600 Commerce Street, below the overhand, or as designated by the County Commissioners, Dallas County, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the bid of the lienholder may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, Intouch Credit Union, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender Intouch Credit Union's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the

Deed of Trust and the Texas Property Code.

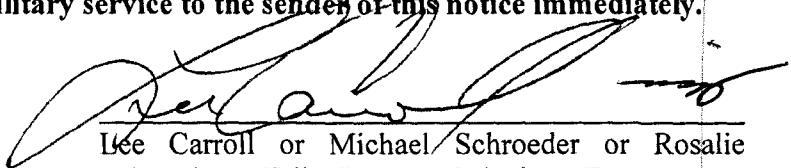
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

The sale is authorized by that certain ORDER AUTHORIZING FORECLOSURE OF REAL PROPERTY in case PR-17-00921-2, Probate Court No. 2, Dallas County, Texas, a true and correct copy of which is attached hereto.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Lee Carroll or Michael Schroeder or Rosalie
Schroeder or Erika Bennett, Substitute Trustee
5222 FM 1960 West, Suite 112
Houston, Texas 77069

 ORIGINAL

NO. PR-17-00921-2

IN RE ESTATE OF	§	IN THE PROBATE COURT
JERRY THOMAS JOHNSON,	§	
DECEASED	§	NUMBER TWO (2) OF
	§	
	§	DALLAS COUNTY, TEXAS

ORDER AUTHORIZING FORECLOSURE OF REAL PROPERTY

On May 10, 2017, the Court considered the Application for Foreclosure of Real Property filed by Intouch Credit Union ("Claimholder"). Upon consideration of the Application, pleadings, exhibits, legal arguments, and all other relevant evidence, the Court grants Claimholder's Application. The Court finds that it is in the best interest of the estate for Claimholder to foreclose its mortgage, lien, or security interest to satisfy the preferred debt and lien held by Claimholder against the real property and improvements described below. The Court further finds that the bond of the personal representative ("Representative") is sufficient.

The Court further finds that a public auction held in accordance with the security instrument and Texas Property Code section 51.002(a), (b)(1) and (2), and (c) would pass constitutional and statutory muster as to the method and means to fairly conduct a public sale.

IT IS ORDERED that Claimholder is authorized to sell at public sale at auction to the highest bidder the real property and improvements commonly known as 1700 Elk Grove Drive, Richardson, Texas 75081 ("Property"), and more particularly described as follows: LOT 1, BLOCK 26, OF ARAPAHO EAST N. 5, THIRD INSTALLMENT, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 74209, PAGE 1680, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS..

IT IS ORDERED that for purposes of certainty as to the manner and means in which the public sale is to be conducted, Claimholder shall sell the Property in accordance with the provisions of Texas Property Code section 51.002(a), (b)(1) and (2), and (c) and the terms of the Loan Agreement. A notice of demand to cure default, notice of intent to accelerate, and notice of acceleration of maturity of the Loan Agreement have been constructively given by this proceeding and therefore are not required to be given to the estate or Representative.

PR-17-00921-2
COF
ORDER - FORECLOSURE
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IT IS ORDERED that Claimholder shall give notice to the public of the sale in accordance with Texas Property Code section 51.002(b)(1) and (2) and that a copy of this order shall be attached to the notice.

IT IS ORDERED that the Claimholder may post the property for foreclosure no earlier than June 1, 2017 for the July 4, 2017 foreclosure sale or for any month thereafter.

IT IS ORDERED that all costs associated with the public auction of the Property shall be deemed costs of Court and shall be paid by Claimholder, but such costs shall be included as part of the payoff amount of the Loan Agreement.

IT IS ORDERED that Claimholder shall release the estate and Representative from any deficiency if the sale price received at public sale is less than the payoff amount of the Loan Agreement.

IT IS ORDERED that, upon completion of the public sale, Claimholder shall deposit any excess proceeds into the registry of the Court, file a Report of Sale in accordance with Texas Estates Code section 356.551, attach a copy of the Trustee's Deed, and submit a Decree Confirming Sale authorizing conveyance of the Property for consideration by this Court.

SIGNED on

May 26, 2017



JUDGE PRESIDING

al

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 1, BLOCK U, OF FIRST SECTION, RICHLAND PARK EAST, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 75089, PAGE 495, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/22/2005 and recorded in Book 2005128 Page 08333 Document 3414043 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 ANGELIQUE HULL AND BRYAN HULL, provides that it secures the payment of the indebtedness in the original principal amount of \$142,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U. S. Bank National Association as trustee, Successor in Interest to Wachovia Bank National Association, as trustee for Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U. S. Bank National Association as trustee, Successor in Interest to Wachovia Bank National Association, as trustee for Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. U. S. Bank National Association as trustee, Successor in Interest to Wachovia Bank National Association, as trustee for Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates, Series 2005-4 obtained a Order from the 191st District Court of Dallas County on 05/26/2017 under Cause No. DC-17-02192. 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

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 1:00PM 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 February 18, 2015 and recorded in Document CLERK'S FILE NO. 201500041468 real property records of DALLAS County, Texas, with SETH L GROSSMAN AND SUSAN K GROSSMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SETH L GROSSMAN AND SUSAN K GROSSMAN, securing the payment of the indebtednesses in the original principal amount of \$251,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. 360 MORTGAGE GROUP, LLC 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. 360 MORTGAGE GROUP, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o 360 MORTGAGE GROUP, LLC
11305 FOUR POINTS DRIVE BUILDING 1, SUITE 200
AUSTIN, TX 78726

SHELLEY ORTOLANI, MARY MANCUSO, ROBERT ORTOLANI, MICHELE HREHA, GUY WIGGS, RUSSELL STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS OR MICHELLE SCHWARTZ

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 04 12 PM 3:25
JONATHAN WARREN
COUNTY CLERK
DALLAS COUNTY



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EXHIBIT "A"

LOT 24, IN BLOCK 15, OF THIRD INSTALLMENT OF CANYON CREEK, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 754, PAGE 1117, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



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