



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, by that certain Deed of Trust (the “Deed of Trust”) dated as of September 24, 2010, executed by Jonathan C. Scott and Michelle L. Scott, (collectively, the “Grantor”), to Dale R. Duboskas, Trustee (“Trustee”) originally for the benefit of Origin Bank f/k/a Community Trust Bank (the “Beneficiary”), filed for record as Document No. 201000251152, in the Real Property Records of Dallas County, Texas (the “Records”), in which Grantor conveyed to Trustee certain property (the “Property”) situated in Dallas County, Texas, which Property includes the real property and the improvements thereon, all as described in the Deed of Trust, said real property being more particularly described by lot, block and plat description on **Exhibit “A”** attached hereto and fully incorporated herein by reference for all purposes, to secure the repayment of that certain Promissory Note (the “Note”) dated on or about September 24, 2010 in the original principal amount of \$3,220,000.00, executed by Grantor, as Maker, and payable to the order of the Beneficiary, and any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, the Note, the Deed of Trust, and all other documents and instruments executed in connection with or as security for the Note are owned and held by Beneficiary; and

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable, and Beneficiary has demanded payment of each party entitled to demand, and intends to have the power of sale set forth in the Deed of Trust enforced; and

JOHN R. WARREN
COUNTY CLERK
DALLAS COUNTY

2017 JUN -8 PM 4:14

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WHEREAS, the Deed of Trust grants Beneficiary the right, from time to time, with or without cause, to appoint a substitute or successor trustee to act instead of the trustee named therein, by an instrument in writing; and

WHEREAS, the Beneficiary has determined to appoint **BRETT FIELD** at 8750 North Central Expressway, Suite 625, Dallas, Texas 75231, as Substitute Trustee under the Deed of Trust, and to direct the Substitute Trustee or their duly appointed nominee to enforce the power of sale in accordance with the Deed of Trust for the purpose of collecting the indebtedness described therein, after giving notice of the time, place and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRETT FIELD, Substitute Trustee, hereby give notice that a duly-appointed Substitute Trustee or their duly appointed nominee will accordingly, after due publication of this Notice, after the filing of a copy of this Notice with the Office of the County Clerk of Dallas County, Texas, and after having given written notice of such sale by certified mail to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, all of which have been completed at least twenty-one (21) days next before the date of such sale, sell the Property (including, without limitation, all improvements and fixtures) at public auction to the highest bidder or bidders for cash on the front steps of the Dallas County Courthouse (or at any other such area of the Dallas County Courthouse designated by the Commissioners Court of Dallas County pursuant to Section 51.002 of the Texas Property Code) in Dallas County, Texas, in the City of Dallas, Dallas County, Texas between the hours of 1:00 p.m. and 4:00 p.m., Central Time, on the first Tuesday in July, 2017, the same being the 4th day of July, 2017. The earliest time at

which the sale shall begin is 1:00 p.m. Central Time.

EXECUTED in multiple originals on this the 8th day of June, 2017.



BRETT FIELD
8750 N. Central Expressway, #625
Dallas, Texas 75231
Substitute Trustee
(972) 458-5353

**AFTER RECORDING
RETURN TO:**

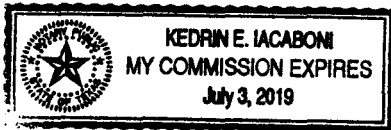
Brett Field
Stromberg Stock, PLLC
8750 N. Central Expressway, #625
Dallas, Texas 75231

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 8th day of June, 2017, by **Brett Field**, an individual, in his capacity as Substitute Trustee.

[Notary Seal]



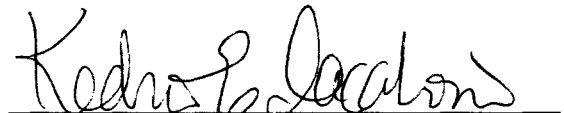

Notary Public in and for the State of Texas

EXHIBIT "A"

Legal Description

Lot 4A, Block 3, Second Section of Francis Daniel Park, an addition to the City of University Park, Dallas County, Texas, according to the Amended Plat thereof recorded under Clerk's File No. 20070433909, Real Property Records, Dallas County, Texas.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
06/08/2017 02:05:34 PM
\$38.00



A handwritten signature in black ink, appearing to be "JFW".

201700161540

FILED

2017 JUN 12 PM 3:03

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, ALBERT D. SANFORD, AKA ALBERT DURHAM SANFORD AND SALLIE ROBERTS SANFORD, HUSBAND AND WIFE delivered that one certain Deed of Trust dated JANUARY 3, 2008, which is recorded in INSTRUMENT NO. 20080007340 of the real property records of DALLAS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$417,000.00 payable to the order of BANK OF TEXAS, N.A., to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, BOKF, N.A., a national banking association d/b/a BANK OF OKLAHOMA, as successor in interest by merger to BANK OF OKLAHOMA, N.A., the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, JULY 4, 2017, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING LOT 19, IN BLOCK 2, OF METHODIST UNIVERSITY ADDITION, AN ADDITION TO THE CITY OF UNIVERSITY PARK, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 5, PAGE 74, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of DALLAS County, Texas, for such sales (OR AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG).

NOTICE IS FURTHER GIVEN that the address of BANK OF OKLAHOMA, N.A., the Mortgagee or Mortgage Servicer, is 7060 S. YALE, STE 200, TULSA, OKLAHOMA 74136. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JUNE 12, 2017.



SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR 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, OR FREDERICK BRITTON

FILE NO.: BOK-1388
PROPERTY: 4224-4226 UNIVERSITY BOULEVARD
UNIVERSITY PARK, TEXAS 75205

ALBERT D. SANFORD

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263