

FILED

2017 MAY 10 PM 3:05

**NOTICE OF ASSESSMENT LIEN SALE**

THE STATE OF TEXAS §  
                                          §  
COUNTY OF DALLAS §

**KNOW ALL PERSONS BY THESE PRESENTS**

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 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.**

**WHEREAS**, Arthtur Boldon is the owner of a unit in the Waterfall Crossing Condominiums in Richardson, Dallas County, Texas: and

**WHEREAS**, the Waterfall Crossing Joint Venture Declaration and Master Deed for Waterfall Crossing Condominiums (the "Declaration"), a condominium regime in the City of Richardson, Dallas County, Texas, was executed June 18, 1980 and filed of record on June 20, 1980 at Volume 80122, Page 3181 of the Condominium Records of Dallas County, Texas, and a Supplementary Declaration (the "Supplementary Declaration") was executed on July 29, 1980 and recorded in Volume 80160, Page 680, of the Deed Records of Dallas, County, Texas, and the Declaration and Supplementary Declaration, to which Boldon is bound as lot owner, provides for the assessment against the owners of monies to maintain the common elements of the condominium, and it, along with section 82.113 of the Texas Uniform Condominium Act, provides for a lien on the lot in the Waterfall Crossing Condominiums for any unpaid assessments and related charges; and

**WHEREAS**, Boldon is in default in the payment of unpaid assessments and related charges owed to the Waterfall Crossing Homeowners Association (the "Association"), for which a lien has been created, and the same are 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 owner to the Association;

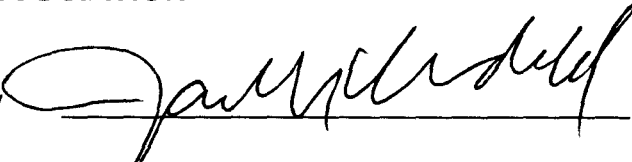
**NOW, NOTICE IS HEREBY GIVEN** that on the 1st Tuesday in June, the 6th day of June, 2017, I will sell the property at the area for foreclosure sale designated by the Dallas County Commissioner's Court, said location being in the area outside of the north side of the George L. Allen Senior Courts Building, facing Commerce Street, below the overhang, 600 Commerce Street, Dallas, Texas 75202, to the highest bidder for cash subject to any prior and superior liens, if any. The earliest time at which the sale will begin is 1:00 pm on June 6, 2017, and no later than three hours after such time.

The Property is located at 869 Dublin Drive, Unit A, Richardson, Texas 75080, and is more particularly described as follows:

**BEING UNIT NO. 1, BUILDING T OF WATERFALL CROSSING CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION THEREOF, RECORDED IN VOLUME 80122, PAGE 3181, OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS; ALONG WITH THAT SUPPLEMENTARY DECLARATION RECORDED IN VOLUME 80160, PAGE 680, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION, AND TOGETHER WITH THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT AND BUILDING, ALL AS DESCRIBED IN SAID DECLARATION.**

WITNESS MY HAND this 4 day of May, 2017.

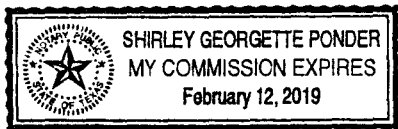
**WATERFALL CROSSING HOMEOWNERS ASSOCIATION**

By 

Jack M. Kuykendall, Substitute Trustee  
5001 Spring Valley Road, Suite 400 East  
Dallas, Texas 75244

THE STATE OF TEXAS §  
                                                          §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 4<sup>th</sup> day of May, 2017,  
by Jack M. Kuykendall.



Shirley G. Ponder  
Notary Public, State of Texas

## 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 2, BLOCK B, OF UNIVERSITY ESTATES NO. 10, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71012, PAGE 1814, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/24/2012 and recorded in Document 201200119160 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: 06/06/2017

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.

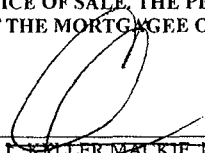
**5. Obligations Secured.** The Deed of Trust executed by SEBSBIE M ABEGAZ, provides that it secures the payment of the indebtedness in the original principal amount of \$217,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. 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.

DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN

MAY 15 PM 12:48

FILED

**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:** June 06, 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 March 11, 1998 and recorded in Document VOLUME 98059, PAGE 03282 real property records of DALLAS County, Texas, with DAWN BURROWS, grantor(s) and WORLD SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAWN BURROWS, securing the payment of the indebtednesses in the original principal amount of \$60,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

ROBERT FORSTER, DEVIN J. BUCKLAND, 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: \_\_\_\_\_

DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WAREN

MAY 15 PM 12:51

FILED



NOS0000006751242

**EXHIBIT "A"**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DALLAS STATE OF TEXAS \*\*\*\*\* , DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION OF LAND:

BEING LOT 3, BLOCK 96 OF RICHARDSON HEIGHTS ADDITION, NINTH INSTALLMENT FIRST SECTION, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 37, PAGE 171, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS0000006751242

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

§

§

WHEREAS, by Deed of Trust (the "Deed of Trust") dated effective as of September 18, 2013, recorded in the Real Property Records of Dallas County, Texas, at Instrument Number 201300300409, Clint Cooley ("Grantor"), conveyed to Don W. Ledbetter, PLLC, as Trustee, certain real property situated in Dallas County, Texas, to wit, which is more accurately described in Exhibit "A" attached hereto (the "Property"), to secure payment of that one certain Note (the "Note") therein described, in the stated principal amount of \$928,000.00 dated September 17, 2013, executed by Grantor, and made payable to the order of Liberty Federal Savings Bank ("Lender");

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

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

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

MAY 16 PM 2:15

FILED

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 6<sup>th</sup> day of June, 2017, beginning at 10:00 a.m., local time, or not later than three (3) hours after that time, I or any other duly appointed Substitute Trustee will sell to the highest bidder for cash, the Property in the area of the Courthouse of Dallas County, Texas, designated by the Commissioner's Court of such county as the location where sales of real property under a power of sale conferred by a deed of trust are to take place.

WITNESS MY HAND this 16<sup>th</sup> day of May, 2017.



Derek D. Rollins, Substitute Trustee

9201 N. Central Expressway, Fourth Floor  
Dallas, Texas 75231  
(214) 780-1400



**EXHIBIT A**

**PROPERTY DESCRIPTION**

Lot 4, in Block 6, of Creekdale North, an addition to the City of Richardson, Dallas County, Texas, according to the map thereof recorded in Volume 494, Page 1892, of the Map Records of Dallas County, Texas.

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 24 IN BLOCK C OF RICHLAND OAKS, THIRD INSTALLMENT, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 77250, PAGE 1756, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/25/2005 and recorded in Book 2005134 Page 5111 Document 3426452 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: 06/06/2017

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 MARION R. MCCLURE AND JUDITH B. MCCLURE, provides that it secures the payment of the indebtedness in the original principal amount of \$237,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT is the current mortgagee of the note and deed of trust and HUD C/O NOVAD MANAGEMENT CONSULTING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT c/o HUD C/O NOVAD MANAGEMENT CONSULTING, LLC, 2401 NW 23rd St Ste 1A1, Oklahoma City, OK 73107 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. 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 CARI 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.

DALLAS COUNTY CLERK
JOHN E. WARREN

2017 MAY 16 PM 12:15

FILED

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 06/19/2007  
**Grantor(s):** KATARINO PORTUGAL JR. AND MARY E. VENTURA  
**Original Mortgagee:** CHASE BANK USA, N.A.  
**Original Principal:** \$144,000.00  
**Recording Information:** Instrument 20070238305  
**Property County:** Dallas  
**Property:** BEING LOT 27, IN BLOCK E OF COLLEGE PARK ADDITION, SECTION 2, AN ADDITION TO THE CITY OF RICHARDSON, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 75120, PAGE 1751, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.  
**Reported Address:** 915 E BERKLEY DR, RICHARDSON, TX 75081

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer:** JPMorgan Chase Bank, N.A.  
**Current Beneficiary:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer Address:** PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of June, 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):** 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, 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 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, 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. 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, 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.

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

MAY 15 PM 2:23

FILED

427J-000634

CAUSE NO. DC-16-11373

IN RE: ORDER FOR FORECLOSURE  
CONCERNING  
915 E BERKLEY DR, RICHARDSON,  
TX 75081  
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION

DALLAS COUNTY, TEXAS

RESPONDENT(S):

KATARINO PORTUGAL JR, MARY E.  
VENTURA

191ST DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

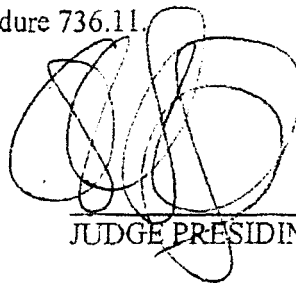
1. On this day, the Court considered Petitioner's application for an expedited order allowing foreclosure under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is  
Katarino Portugal Jr., whose last known address is  
915 E Berkeley Dr, Richardson, TX 75081.  
Mary E. Ventura, whose last known address is  
915 E Berkeley Dr, Richardson, TX 75081.
3. The property that is the subject of this foreclosure proceeding is commonly known as  
915 E Berkley Dr, Richardson, TX 75081 with the following legal description:  
BEING LOT 27, IN BLOCK E OF COLLEGE PARK ADDITION,  
SECTION 2, AN ADDITION TO THE CITY OF RICHARDSON,  
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF

RECORDED IN VOLUME 75120, PAGE 1751, OF THE MAP  
RECORDS OF DALLAS COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 20070238305 and recorded in the real property records of Dallas County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this

30<sup>th</sup> day of Nov, 2011



JUDGE PRESIDING