

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: March 06, 2018

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 August 11, 1998 and recorded in Document VOLUME 98189, PAGE 02841 AS AFFECTED BY VOL 99074, PAGE 01313 real property records of DALLAS County, Texas, with IRMA C MALDONADO AKA IRMA MALDONADO AND ROGELIO MALDONADO AKA ROGELIA MALDONADO, grantor(s) and BANK ONE, TEXAS, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by IRMA C MALDONADO AKA IRMA MALDONADO AND ROGELIO MALDONADO AKA ROGELIA MALDONADO, securing the payment of the indebtednesses in the original principal amount of \$65,000.00, 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, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

MICHAEL HARRISON, 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

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 DALLAS County courthouse this notice of sale.

Declarants Name: _____
Date: _____

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

2018 FEB 12 PM 4: 15

FILED



NOS00000004973673

EXHIBIT "A"

BEING LOT 48 IN BLOCK 3, ROLLING RIDGE ADDITION NO. 2, AN ADDITION IN THE CITY OF IRVING, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 50, PAGE 47, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000004973673

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: September 30, 2005	Original Mortgagor/Grantor: JASON T JACKSON AND TRACY D JACKSON
Original Beneficiary / Mortgagee: NEW CENTURY MORTGAGE CORPORATION	Current Beneficiary / Mortgagee: DITECH FINANCIAL LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 200503536733	Property County: DALLAS
Mortgage Servicer: Ditech Financial LLC	Mortgage Servicer's Address: 2100 E. Elliot Road, Bldg 94 Mail Stop T325 Tempe, AZ 85284

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$135,150.00, executed by JASON T JACKSON AND TRACY D JACKSON ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 1302 DONCASTER ST, IRVING, TX 75062

Legal Description of Property to be Sold: LOT 14, BLOCK 17, OF SEVENTH INSTALLMENT OF THE NORTHGATE WEST ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42, PAGE 231, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS..

Date of Sale: March 06, 2018	Earliest time Sale will begin: 1:00 pm
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Place of sale of Property: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *DITECH FINANCIAL LLC*, the owner and holder of the Note, has requested Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *DITECH FINANCIAL LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

FILED
 8 FEB 2018 AM 10:24
 JOHN E WARREN
 COUNTY CLERK
 DALLAS COUNTY



17-122509



4645970

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, Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, 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 Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

/s/ William Attmore

William Attmore

State Bar No.: 24064844

wattmore@rascrane.com

RAS CRANE, LLC / Attorney for DITECH

FINANCIAL LLC

1900 Enchanted Way, Suite 125

Grapevine, TX 76051

Telephone: 817-873-3080

Facsimile: (817)796-6079

Notice of Acceleration

Dear Borrower(s):

Please be advised that the undersigned law firm represents the Mortgage Servicer with respect to the above-referenced debt. Any individual to whom this notice is sent who is NOT obligated for the debt is given the following notice as a courtesy because your interest in the Property may be affected.

This letter constitutes formal notice to you of your default under the terms of the Note evidencing the Loan and the deed of trust (the "Security Instrument") securing the loan.

According to and relying on the information provided to this firm by the Mortgage Servicer, you have failed to bring the loan current despite the notice that your unpaid loan would be accelerated if the default was not timely cured.

Because of the non-payment of all past due loan installments and other amounts legally due, the Mortgage Servicer has ACCELERATED the maturity of the debt.

You have the right to reinstate the Loan after acceleration in the time and manner provided by the Loan Documents and you have the right to bring a court action to assert the non-existence of a default or any defense to acceleration, foreclosure, or other rights reserved by the Loan Documents and Applicable Law.

Should you wish to request a full payoff, please fax your written request to the fax number above. On your request, please include your name, loan number, property address, a phone number where you can be reached and either a fax number or a mailing address.

Further, this letter is to formally notify you that because of your default, the Mortgage Servicer intends to foreclose on the above-described property. Enclosed please find a Notice of Substitute Trustee's Sale, which will be posted for public sale of the real property described above. This sale is authorized by the Deed of Trust referenced in the enclosed Notice of Substitute Trustee's Sale.

Please give this letter your immediate attention. If you have any questions or need additional information, please contact our office. You will receive no further communication prior to the commencement of the foreclosure process.

NOTE: IF YOU ARE A DEBTOR PRESENTLY SUBJECT TO A PROCEEDING IN FEDERAL BANKRUPTCY COURT, OR THIS DEBT HAS BEEN DISCHARGED BY A FEDERAL BANKRUPTCY COURT, THIS NOTICE IS NOT AN ATTEMPT TO COLLECT A DEBT BUT IS BEING SENT FOR INFORMATIONAL PURPOSES ONLY OR TO SATISFY CERTAIN FEDERAL OR STATE STATUTORY OBLIGATIONS.

Sincerely,

RAS Crane, LLC

RAS Crane, LLC
10700 Abbott's Bridge Road, Suite 170
Duluth, GA 30097
Phone: 470-321-7112
Fax: 404-393-1425

February 7, 2018

Sent via Certified and Regular Mail
Borrower(s): JASON T JACKSON AND TRACY D JACKSON
1302 DONCASTER ST
IRVING, TX 75062

Sent via Certified and Regular Mail
Borrower(s): JASON T JACKSON AND TRACY D JACKSON
307 INVERNESS DR
ROANOKE, TX 76262

RE:	Deed of Trust Dated:	September 30, 2005
	Borrower(s):	JASON T JACKSON AND TRACY D JACKSON
	Original Principal Amount:	\$135,150.00
	Property Address:	1302 DONCASTER ST IRVING, TX 75062
Current Mortgage Servicer and Mortgagee:		
	Mortgage Servicer:	Ditech Financial LLC
	Mortgagee:	DITECH FINANCIAL LLC

(Include if applicable: The Mortgage Servicer represents the Mortgagee under a servicing agreement with the Mortgagee, whose address is 345 ST. Peter Street Saint Paul, MN 55102)

NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Notice pursuant to the Tex. Prop. Code Sec. 51.002(i): 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.

FILED

2018 FEB 12 PM 12:45

NOTICE OF FORECLOSURE SALE

State of Texas §
County of Dallas §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Notice is hereby given of a public non-judicial foreclosure sale.

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

BEING LOT 12, BLOCK G OF WESTERN TERRACE ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 45, PAGE 71, MAP RECORDS, DALLAS COUNTY, TEXAS.

- 2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **March 6, 2018**
Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.
Place: **Dallas** County Courthouse in **Dallas, Texas**, at the following location: the area designated by the Commissioners Court of **Dallas, Dallas County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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.

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.

- 3. 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 Mortgagee of Record 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 their bid immediately in cash if their bid is accepted.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **June F. Jackson**.
5. Obligations Secured. The Deed of Trust is dated **December 26, 2013**, and is recorded in the office of the County Clerk of **Dallas** County, Texas, in/under **Document No. 201400004530, Official Public Records** of **Dallas** County, **Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$86,300.00**, executed by **June F. Jackson**, and payable to the order of **Green Tree Servicing LLC**.

Original Mortgagee: Green Tree Servicing LLC.

Current Mortgagee of Record: Ditech Financial LLC whose address is **7360 S. Kyrene Road, Tempe, AZ 85283**.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Jeffrey B. Lewis
Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED February 12, 2018.



David Garvin, Jack Beckman, Kelly Goddard, Gene Alyea or Bernice Young, Shelley Ortolani or Mary Mancuso or Robert Ortolani or Michele Hreha, Substitute Trustee
c/o Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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.

1004363-1

C&S No. 44-15-0080 / Conventional / Yes
Specialized Loan Servicing LLC

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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: February 27, 2014

Grantor(s): Zankhana Shah joined herein pro forma by her spouse, Pankaj Thakkar; and Rajeshr. Patel, a married man

Original Trustee: Allan B. Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Iberiabank Mortgage Company its successors and assigns

Recording Information: Clerk's File No. 201400053689, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: Specialized Loan Servicing LLC

Mortgage Servicer: Specialized Loan Servicing LLC, whose address is C/O 8742 Lucent Blvd. Suite 300 Highlands Ranch, CO 80129 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: 03/06/2018 **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:

LOT 1, IN BLOCK M, OF RIVERSIDE VILLAGE, PHASE 1, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CLERK'S FILE NO. 201000161763, PLAT RECORDS, DALLAS COUNTY, TEXAS.

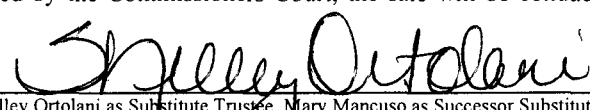
Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite
900A

Houston, TX 77060

DALLAS COUNTY CLERK
JOHN F. WARREN


Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Brett Baugh as Successor Substitute Trustee, Kerry Shrey as Successor Substitute Trustee, Rick Montgomery as Successor Substitute Trustee, Craig Muirhead as Successor Substitute Trustee, Clay Golden as Successor Substitute Trustee, Robert Aguilar as Successor Substitute Trustee, Brent Graves as Successor Substitute Trustee, John Beazley as Successor Substitute Trustee, Wendy Lambert as Successor Substitute Trustee, Troy Robinett as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, Aaron Parker as Successor Substitute Trustee, Mark Buleziuk as Successor Substitute Trustee, Matt Hansen 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, Frederick Britton as Successor Substitute Trustee, Terry Waters as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

2018 FEB 12 PM 3:45

FILED



4647033

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 15th day of December, 2016, a Notice of Lien was filed at Document No. 201600350008, in the Official Public Records, Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **ROSS BECKER**, the owner of said real property, to Campana Village Estates Homeowners Association (the "Association"); and

WHEREAS, on February 9, 2018, the Association obtained an Order to Proceed With Notice of Foreclosure Sale and Foreclosure Sale in the 160th Judicial District Court of Dallas County, Texas, in Cause No. DC-17-12875. A true and correct copy of said Order is attached hereto as Exhibit "A" and made a part hereof for all purposes; and

WHEREAS, the said **ROSS BECKER** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

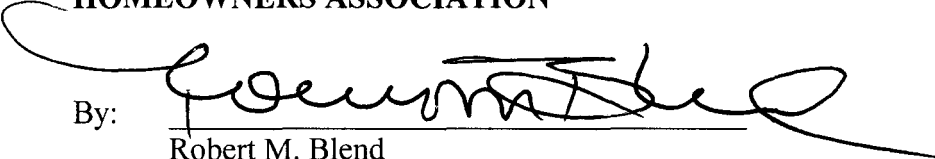
NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of March, 2018, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "B" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12th day of February, 2018.

**CAMPANA VILLAGE ESTATES
HOMEOWNERS ASSOCIATION**

By: 

Robert M. Blend
Duly Authorized Agent
14131 Midway Road, Suite 1240
Addison, Texas 75001

This notice was posted by me on the 12th day of February, 2018, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

SIGNATURE

2018 FEB 12 AM 9:45

Print Name

FILED

CAUSE NO. DC-17-12875

IN RE: ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT OF
CONCERNING	§	
	§	
533 CAMPANA COURT	§	
IRVING, TEXAS 75061	§	DALLAS COUNTY, T E X A S
	§	
UNDER TEX. R. CIV. PROC. 736	§	
	§	
AND ROSS BECKER	§	160 th JUDICIAL DISTRICT

**ORDER TO PROCEED WITH
NOTICE OF FORECLOSURE SALE AND FORECLOSURE SALE**

On this day, the 9 of Feb, 2018, came on to be considered the Application of Campana Village Estates Homeowners Association (the "Association") for Expedited Foreclosure Proceeding seeking an order against Ross Becker, (the "Respondent"), pursuant to Rule 736 of the Texas Rules of Civil Procedure to foreclose the Association's assessment lien against that certain real property more particularly described as follows:

BEING LOT 8 IN BLOCK A OF CAMPANA VILLAGE ESTATES ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72170, PAGE 1540, MAP RECORDS, DALLAS COUNTY, TEXAS, and having the street address of 533 Campana Court, Irving, Texas; and

The Court finds that the Association's Application complies with Rule 736.1 of the Tex. R. Civ. Proc. The Court further finds that Respondent filed a response to the Application, and that Respondent was provided reasonable notice of the hearing conducted by the Court on the Application under Rule 736 of the Texas Rules of Civil Procedure. The Court finds that the name and last known mailing address of the Respondent is as follows:

Ross Becker
533 Campana Court
Irving, Texas 75061

The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration of Covenants, Conditions and Restrictions for The Campana Village Estates, filed of record as Instrument No. 199501717170, in Volume 95171, Page 2125, *et seq.*, Deed Records, Dallas County, Texas (the, "Declaration"), as such may be amended and/or supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of the Respondent's acquisition of the Property, the Respondent agreed to and became obligated by the Declaration to pay to the Association all assessments levied during their ownership of the Property for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article VI of the Declaration.
5. Article VI of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735(a)(3) and Tex. Prop. Code 209.0092.
6. Article VI of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of the Respondent's ownership, the Respondent has been assessed maintenance fees in a non-discriminatory manner based on their respective ownership of the Property.
8. Article VI of the Declaration and Section 5.006 of the Texas Property Code provides for the recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. The Association afforded Respondent thirty (30) days to cure the default pursuant to the April 14, 2016, letter, and such opportunity to cure the default has expired. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.
10. Respondent has been notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by a notice letter dated June 3, 2016.
11. A Notice of Lien was filed at Instrument Number: 201600350008, in the office of the County Clerk of Dallas, Texas, and Respondent was notified of same by letter dated December 8, 2016.

12. Thereafter, a final notice letter was sent to Respondent on February 21, 2017.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

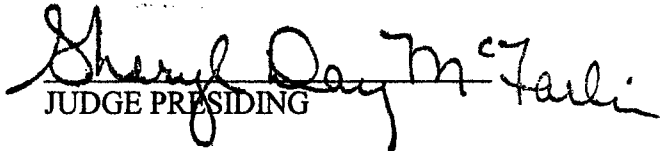
THE COURT THEREFORE GRANTS the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

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

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

IT IS FURTHER ORDERED that the Association may communicate with Respondent and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property. This order is not subject to a motion for rehearing, new trial, bill of review, or 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 on this 9 day of Feb., 2018.


JUDGE PRESIDING

Approved:

/s/ Robert M. Blend
Robert M. Blend
Attorney for Petitioner

EXHIBIT "B"

BEING LOT 8 IN BLOCK A OF CAMPANA VILLAGE ESTATES ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72170, PAGE 1540, MAP RECORDS, DALLAS COUNTY, TEXAS, and having the street address of 533 Campana Court, Irving, Texas.

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, HERBERT E. HALLMARK, A SINGLE MAN delivered that one certain Texas Home Equity Conversion Deed of Trust dated MAY 5, 2008, which is recorded in INSTRUMENT NO. 20080160238 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 \$267,000.00 payable to the order of JAMES B. NUTTER & COMPANY, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Texas Home Equity Conversion Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Texas Home Equity Conversion 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 Texas Home Equity Conversion Deed of Trust; and

WHEREAS, JAMES B. NUTTER & COMPANY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Texas Home Equity Conversion Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, MARCH 6, 2018, 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:

LOT 22, BLOCK B, OF SLEEPY HOLLOW ADDITION NO. 1, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 48, PAGE 39, 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 JAMES B. NUTTER & COMPANY, the Mortgagee or Mortgage Servicer, is 4153 BROADWAY, KANSAS CITY, MISSOURI 64111. 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: FEBRUARY 12, 2018.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR ROSALIE C. SCHROEDER OR ERIKA J. BENNETT

FILE NO.: JBN-2510
PROPERTY: 1000 MICHAEL COURT
IRVING, TEXAS 75061

ESTATE OF HERBERT E. HALLMARK

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

FEB 12 2018 PM 3:45

FILED

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

Cause No. DC-17-03110

JAMES B. NUTTER & COMPANY	§	IN THE DISTRICT COURT
Plaintiff	§	
	§	
vs.	§	
	§	193 rd JUDICIAL DISTRICT
UNKNOWN HEIRS OF	§	
HERBERT E. HALLMARK,	§	
BRUCE WAYNE HALLMARK,	§	
BLAKE HALLMARK	§	
OCCUPANT	§	
	§	DALLAS COUNTY, TEXAS

ORDER ALLOWING FORECLOSURE OF LIEN UNDER TEXAS CONSTITUTION ART. XVI, § 50(a)(7) AND DECLARING HEIRS OF DECEASED BORROWER

JAMES B. NUTTER & COMPANY ("Petitioner"), on behalf of itself and its successors and assigns, has brought before this Court its application for court order allowing foreclosure of lien under Texas Constitution Article XVI, §§ 50(a)(7), 50(k). Having considered the evidence presented, the Court finds as follows:

1. The Application complies with Texas Rule of Civil Procedure 735.3;
2. The Defendants have not previously filed a response to the Application; and
3. A copy of the Notice of the Application, together with certificate of service of the Notice, has been on filed with the Clerk of the Court for at least ten days inclusive of the date of filing.
4. Petitioner is the current holder of the Note described in the Security Instrument.
5. Defendant mortgagor HERBERT E. HALLMARK was obligated to pay the debt secured by the Property. Defendant mortgagor HERBERT E. HALLMARK was a mortgagor of the lien sought to be foreclosed.
6. HERBERT E. HALLMARK is in default under the Texas Home Equity Conversion Note in that the mortgagor became deceased on or about July 16, 2016. Plaintiff has elected to

accelerate the maturity of the debt pursuant to Paragraph 9 of the Security Instrument and Texas Constitution Article XVI, § 50(k).

7. As of June 21, 2017, the total amount required to pay off the lien was \$186,070.83.

8. The requisite notice or notices to cure the default were mailed on to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed. The opportunity to cure has expired.

9. Pursuant to Texas Estates Code § 101.001(b), the heirs-at-law of HERBERT E. HALLMARK, whether known or unknown, acquired HERBERT E. HALLMARK's undivided interest in the Property immediately upon HERBERT E. HALLMARK's death. Each Heir has been made a party to this proceeding pursuant to Texas Civil Practice & Remedy Code § 17.002. Pursuant to the Texas Estates Code §§ 202.001, 202.005 the heirs-at-law are hereby declared to be those persons identified by Affidavit/Ad Litem Report filed in this Court.

10. Plaintiff performed, before this application was filed, any other action required of Plaintiff under applicable law and the loan agreement, contract, or lien sought to be foreclosed.

IT IS, THEREFORE, ORDERED that:

1. JAMES B. NUTTER & COMPANY, its successors and assigns, is hereby authorized to serve a Notice of Sale upon Defendants and to proceed to foreclosure sale under the Security Instrument and Texas Property Code § 51.002 concerning the real property having a street address of 1000 MICHAEL COURT, IRVING, TEXAS 75061, recorded as INSTRUMENT NO. 20080160238 of the real property records of DALLAS County, Texas and a legal description of:

LOT 22 BLOCK B, OF SLEEPY HOLLOW ADDITION NO. 1, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 48, PAGE 39, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. A copy of this Order shall be sent to the following Defendants with the Notice of Sale

by Plaintiff or its successors or assigns:

UNKNOWN HEIRS OF HERBERT E.
HALLMARK
1000 MICHAEL COURT
IRVING, TEXAS 75061

BLAKE HALLMARK
1006 SOUTH NURSERY
IRVING, TEXAS 75060

OCCUPANT
1000 MICHAEL COURT
IRVING, TEXAS 75061

BRUCE WAYNE HALLMARK
1000 MICHAEL COURT
IRVING, TEXAS 75061

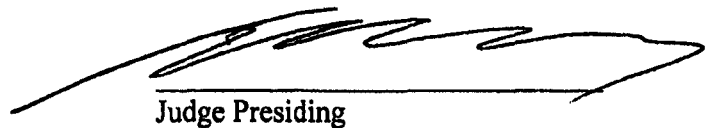
3. Plaintiff or its successors or assigns may communicate with the Defendants and all third parties reasonably necessary to conduct the foreclosure sale.

4. Plaintiff or its successors or assigns shall mail notice of the foreclosure sale to counsel, if any, of the Defendants by Certified Mail.

5. Plaintiff or its successors or assigns shall file a certified copy of this Order in the DALLAS County, Texas, real property records.

IT IS SO ORDERED.

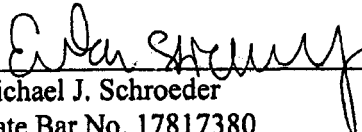
Signed: December 18 2017



Judge Presiding

APPROVED:

MICHAEL J. SCHROEDER, P.C.


Michael J. Schroeder
State Bar No. 17817380
Email: mike@lawmjs.com
Erika Bennett Stickney
State Bar No. 24085195
Email: erika@lawmjs.com
3610 North Josey Lane, Suite 206
Carrollton, TX 75007
Telephone: (972) 394-3086
Facsimile: (972) 394-1263
ATTORNEYS FOR Plaintiff

duqnd

STATE OF TEXAS }
COUNTY OF DALLAS }

I, FELICIA PITRE, Clerk of the District of Dallas County, Texas, do hereby certify that I have compared this instrument to be a true and correct copy of the original as appears on record in my office.

GIVEN UNDER MY HAND AND SEAL of said Court, at office in Dallas, Texas, this 2nd day of December A.D., 2017.

FELICIA PITRE, DISTRICT CLERK
DALLAS COUNTY, TEXAS

By [Signature] Deputy