

**NOTICE OF SUBSTITUTE TRUSTEES' SALE**

FILED  
2019 FEB -6 AM 10:30  
JOHN FARRREN  
COUNTY CLERK  
DALLAS COUNTY

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Isidro Martinez (the "Debtor", whether one or more) executed that certain Deed of Trust (the "Deed of Trust") dated December 13, 2012, conveying to Karl V. Hunter or Charles E. Kramer, as Trustee (herein so called) the Property (herein so called) therein described, the Deed of Trust securing, among other things, the payment of the indebtedness evidenced by that certain Real Estate Lien Note (the "Note") dated December 13, 2012, executed by Debtor payable to Wind & Water Investments, Inc., in the principal amount of \$79,500.00, as renewed and extended from time to time; and

WHEREAS, MissionVest, LLC ("MissionVest"), is the owner and holder of the Note and is the beneficiary under any and all documents evidencing, securing or relating to the indebtedness evidenced by the Note, including, but not limited to, the Deed of Trust; and

WHEREAS, the undersigned has been appointed by MissionVest as a Co-Substitute Trustee (herein so called) with D. Woodard Glenn in the place of the original Trustee, upon the contingency and in the manner prescribed by the Deed of Trust; and

WHEREAS, default has occurred in the performance of the covenants, agreements and conditions set forth in the Note and the Deed of Trust, and the entire unpaid principal balance of, and all accrued and unpaid interest on, the Note and all other sums due in regard to said Note and Deed of Trust are now wholly due and payable, and MissionVest as the owner and holder of said indebtedness and the beneficiary under the Deed of Trust, has requested the undersigned to sell the Property pursuant to the Deed of Trust and the laws of the State of Texas to satisfy said indebtedness; and

WHEREAS, the proceeds of such sale are to be applied in accordance with the provisions of the Deed of Trust and the laws of the State of Texas.

**THEREFORE, PLEASE BE ADVISED AS FOLLOWS:**

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

Date: March 6, 2018.

Time: The sale will begin no earlier than 10:00 a.m. and will begin no later than three (3) hours after that time.

Place: At the area designated by the Commissioners Court of DALLAS County, Texas pursuant to Section 51.002 of the Texas Property Code, or if no such location is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Substitute Trustees' Sale has been posted.

Please be advised that the sale may be performed by any of the Co-Substitute Trustees without the necessity of the joinder of any other Co-Substitute Trustee, and such action shall have the same force and effect as if all the Co-Substitute Trustees joined therein.

The Deed of Trust permits MissionVest to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee 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.

2. 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 MissionVest to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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

Pursuant to the Deed of Trust, MissionVest has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute 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 any Substitute Trustee.

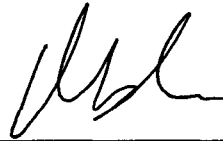
3. Type of Sale. The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and the laws of the State of Texas.

4. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described including, but not limited to, the Note.

5. The Property. The Property is described as follows:

All that certain real property, improvements, fixtures, appurtenances, personal property and other real and personal property described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

WITNESS MY HAND as of the 6<sup>th</sup> day of February, 2018.



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Matthew B. Glenn, Co-Substitute Trustee  
State Bar No.: 24083077  
D. Woodard Glenn, P.C.  
2626 Cole Avenue, Suite 510  
Dallas, TX 75204  
(214) 871-9333 Telephone  
(214) 871-7131 Facsimile

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE  
(Colony American Finance 2015-1 | Crestor Global)

FEB -7 PM 1:22

February 7, 2018 (the "**Effective Date**")

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

Notice is hereby given that a Foreclosure<sup>1</sup> of the Dallas County Properties<sup>2</sup> will be held at the date, time and place specified in this notice.

**DATE OF SALE:** Tuesday, March 6, 2018 (the first [1<sup>st</sup>] Tuesday of that month).

**TIME OF SALE:** The earliest time at which the Foreclosure will occur is 1:00 p.m. (Dallas, Texas time). The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

**PLACE OF SALE:** The Foreclosure will take place at the location designated by the Commissioner's Court of Dallas County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Dallas County, Texas are typically conducted.

**INDEBTEDNESS PROMPTING SALE:** The Loan.<sup>3</sup>

**DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE:** The Deed of Trust.

**PROPERTY BEING SOLD:** The Dallas County Properties.

**ASSIGNMENTS/TRANSFERS:** Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,<sup>4</sup> Noteholder<sup>5</sup> is the current owner of the Loan Documents.

<sup>1</sup> "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

<sup>2</sup> "**Dallas County Properties**" means that certain real property, personal property, and general intangibles described in the Deed of Trust (defined below) that are located in Dallas County, Texas, with the real property of which being more particularly described on **Schedule "1"**, attached hereto and incorporated herein by reference.

"**Deed of Trust**" means that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated effective June 10, 2015, executed and delivered by Borrower, as grantor, to Maverick Title of Texas, LLC d/b/a Texas Title, as trustee, for the benefit of Original Noteholder, as beneficiary, recorded as Instrument No. 201500156051 in the Real Property Records in Dallas County, Texas, covering, among other things, the Dallas County Properties.

<sup>3</sup> "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Promissory Note, dated June 10, 2015, executed by Borrower (defined below), as maker, payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$2,482,700.00.

"**Borrower**" means Crestor Global Investments Delaware LLC, a Delaware limited liability company.

"**Original Noteholder**" means Colony American Finance Lender, LLC, a Delaware limited liability company.

<sup>4</sup> "**Loan Documents**" means the Loan Agreement (defined below), the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

"**Loan Agreement**" means that certain Loan Agreement, dated June 10, 2015, entered into by and between Borrower and Original Noteholder.

<sup>5</sup> "**Noteholder**" means Wilmington Trust, National Association, as Trustee for the Registered Holders of Colony American Finance 2015-1 Mortgage-Backed Notes, acting by and through the Special Servicer (defined below).

Securitization: Colony American Finance 2015-1  
MLS Loan No.: REM-3672  
Borrower: Crestor Global Investments Delaware LLC  
Dallas County Properties: See **Schedule "1"**

**TEXAS PROPERTY CODE § 51.0025 NOTICE:** Noteholder is currently acting by and through the Special Servicer,<sup>6</sup> and may be contacted at c/o the Special Servicer, 10851 Mastin Blvd., Suite 600, Overland Park, Kansas 66210, Attention: Mr. Kevin Semon, (913) 253-9612 (telephone), (913) 253-9723 (telecopy).

**ACTIVE MILITARY DUTY NOTICE:** To 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.

**SUBSTITUTE TRUSTEES:** Pursuant to the Appointment,<sup>7</sup> the Substitute Trustees<sup>8</sup> were each appointed a substitute trustee under the Deed of Trust.

The Loan is in default. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, the maturity date of the Note has been accelerated and, therefore, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Dallas County Properties for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Dallas County Properties that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Dallas County Properties to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

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<sup>6</sup> "**Special Servicer**" means Midland Loan Services, a division of PNC Bank, National Association, not individually but solely in its authorized capacity as special servicer pursuant to that certain Pooling and Servicing Agreement dated October 1, 2015.

<sup>7</sup> "**Appointment**" means that certain Appointment of Substitute Trustees and Request to Act, dated November 10, 2017 and recorded in the Real Property Records in Dallas County, Texas.

<sup>8</sup> "**Substitute Trustees**" means each of the following:

Mark Weibel, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1111 (telephone), (214) 969-9221 (telecopy), Mark.Weibel@tklaw.com (email).

Dan Hopper, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1275 (telephone), (214) 999-1573 (telecopy), Dan.Hopper@tklaw.com (email).

Jenna Reekie, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1778 (telephone), (214) 880-3234 (telecopy), Jenna.Reekie@tklaw.com (email).

Sam Murphy, Esq., of Dallas County, Texas, Thompson & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-2523 (telephone), (214) 880-3298 (telecopy), Sam.Murphy@tklaw.com (email).

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

By: *Sam Murphy*  
Name: Sam Murphy, Esq.  
Title: Substitute Trustee

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §

This instrument was acknowledged before me on February 7, 2018, by SAM MURPHY, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]



*C E Melton*  
Notary Public, State of Texas

Securitization: Colony American Finance 2015-1  
MLS Loan No.: REM-3672  
Borrower: Crestor Global Investments Delaware LLC  
Dallas County Properties: See **Schedule "1"**

**SCHEDULE "1"**

to that certain  
Notice of Substitute Trustee's Sale  
dated  
February 7, 2018

Dallas County Properties

1. 3338 Wise Drive, Mesquite, Texas 75049;
2. 138 Tulip Drive, Garland, Texas 75044;
3. 112-114 Shadybrook, Desoto, Texas 75115;
4. 124-126 Shadybrook, Desoto, Texas 75115;
5. 128-130 Shadybrook, Desoto, Texas 75115;
6. 502 A-B E Beltline, Desoto, Texas 75115;
7. 506 A-B E. Beltline, Desoto, Texas 75115;
8. 528-530 Shenandoah, Desoto, Texas 75115;
9. 3728 Emerald Drive, Mesquite, Texas 75150;
10. 1121 Woodcrest Drive, Garland, Texas 75040;
11. 135-137 Campbell, Desoto, Texas 75115;
12. 438 Pogue St., Cedar Hill, Texas 75104;
13. 423 Timberline Dr., Duncanville, Texas 75137;
14. 12904 Quail Drive, Balch Springs, Texas 75180;
15. 212-214 Larchbrook, Desoto, Texas 75115; and
16. 1415-1417 Deborah Dr., Desoto, Texas 75115.

Being more particularly described as follows:

*[this space intentionally left blank]*

Securitization: Colony American Finance 2015-1  
MLS Loan No.: REM-3672  
Borrower: Crestor Global Investments Delaware LLC  
Dallas County Properties: See Schedule "1"

----- Schedule 1 (cont.) -----

**Dallas County:**

Lot 1, in Block 5 of Arbor Place, an Addition to the City of Desoto, Dallas County, Texas, according to the revised map or plat thereof recorded in Volume 84141, Page 4518 Map Records Dallas County, Texas.

Lot 16, Block 2, MANTLEBROOK FARMS ADDITION NO. 4, an Addition to the City of DeSoto, Dallas County, Texas, according to the plat thereof recorded in Volume 72103, Page 1954, Plat Records, Dallas County, Texas.

Being Lot 2, in Block A, of PART OF ROSE GARDENS ADDITION, REVISED, an Addition to the City of Balch Springs, Dallas County, Texas, according to the Map thereof recorded in Volume 33, Page 245, of the Map Records of Dallas County, Texas.

Being a portion of Lot 20, Block T of the Highlands No. 8, an addition to the City of Cedar Hill, Dallas County, Texas, according to the map or plat thereof recorded in Volume 81089, Page 1073, of the map/plat records of Dallas County, Texas, being that same tract of land conveyed to Dessie P. Lamkin by deed recorded in Volume 94014, Page 541 of the deed records of Dallas County, Texas, and being more particularly described by metes and bounds as follows: Beginning at a 1/2 Inch iron rod found for corner in the North right-of-way line of Pogue Street (50 foot R.O.W.), said point being the Southeast corner of Lot 21, Block T of said addition, same being the Southwest corner of said Lot 20, and being the Southwest corner of herein described tract; Thence North 00 degrees 16 minutes 45 seconds West, along the East line of said Lot 21, a distance of 115.00 feet to a 1/2 inch iron rod found for corner in the South right-of-way line of a 15 foot alley, said point being the Northeast corner of said Lot 21, same being the Northwest corner of said lot 20 and being the Northwest corner of herein described tract; Thence North 89 degrees 43 minutes 15 seconds East, along the south right-of way line of said alley, a distance of 33.50 feet to a 1/2 inch iron rod found for corner, said point being the Northwest corner of a tract of land conveyed to Thomas G. Utley by deed recorded in Volume 84142, Page 4050 of the deed records of Dallas County, Texas, same being the Northeast corner of herein described tract; Thence South 00 degrees 16 minutes 45 seconds East, departing the South Right-of-Way line of said alley, along the West line of said Utley tract, a distance of 115.00 feet to a 1/2 inch iron rod found for corner in the North Right-of-Way line of said Pogue Street, said point being the Southwest corner of said Utley tract, same being the Southeast corner of herein described tract; Thence South 89 degrees 43 minutes 15 seconds West, along the North Right-of Way line of said Pogue Street, a distance of 33.50 feet to the point of beginning and containing 3,853 square feet or 0.09 acres of land more or less.

Lot 12, in Block R, of Silver Creek Estates, Second Installment, an Addition to the City of Duncanville, Dallas County, Texas, according to the Map thereof recorded in Volume 72049, Page 2351, Map Records, Dallas County, Texas.

Lot 36, Block F, Town East Estate No. 2, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 46, Page 27, Map Records, Dallas County, Texas.

Securitization: Colony American Finance 2015-1  
MLS Loan No.: REM-3672  
Borrower: Crestor Global Investments Delaware LLC  
Dallas County Properties: See Schedule "1"



----- Schedule 1 (cont.) -----

Lot 17, Block 8 of Monica Park Heights No. 1, an Addition to The City of Garland, Dallas County, Texas, According to the Plat thereof Recorded in Volume 46, Page 171, Map Records, Dallas County, Texas.

Lot 16, Block 2 of Valley View Estates, an Addition to the City of Desoto, Dallas County, Texas According to the Plat thereof Recorded in Volume 49, Page 137, Map Records Dallas County, Texas.

Lot 19, in Block 2, of Town East Estates No. 8, First installment, an Addition to the City of Mesquite Dallas County, Texas, according to the map thereof recorded in Volume 614, Page 1518, of the map records of Dallas County, Texas.

Lot 10, Block 1, Broadway Terrace addition an addition to the City of Garland, Dallas County, Texas, Plat Volume 36, Page 29, Map Record Dallas County, Texas.

Lot 20, in Block 2, of Mantlebrook Farms Addition No. 4, an addition to the City of Desoto, Dallas County, Texas, according to the map or plat thereof recorded in Volume 72103, Page 1954, Plat records, Dallas County, Texas.

Lot 18A, Block 1, Highland Estates Addition, an Addition to the City of DeSoto, Dallas County, Texas, according to the Revised Map or Plat thereof recorded in Volume 78174, Page 21 of the Map Records of Dallas County, Texas.

Lot 16-A, Block 1, Highland Estates Addition, an Addition to the City of Desoto, Dallas County, Texas, according to the Revised Map or Plat thereof recorded in Volume 78174, Page 21, of the Map Records of Dallas County, Texas.

The West ½ of Lot 2 in Block 20 of Meadowbrook Estates Addition, Fourth Installment, an addition to the City of Desoto, Dallas County, Texas, according to the map or plat thereof recorded in Volume 78179, Page 364 of the map and/or plat records of Dallas County, Texas.

Lot 17, Block 2, Mantlebrook Farms Additon No. 4, an Addition to the City of DeSoto, Dallas County, Texas, according to the plat thereof recorded in Volume 72103, Page 1954, Plat Records, Dallas County, Texas.

Lot 3, Block Q, of Hampton Place Estates, Sixth Installment, an Addition to the City of Desoto, Dallas County, Texas, according to the map thereof recorded in Volume 70073, Page 169, of the Map Records of Dallas County, Texas.

Securitization: Colony American Finance 2015-1  
MLS Loan No.: REM-3672  
Borrower: Crestor Global Investments Delaware LLC  
Dallas County Properties: See Schedule "1"