

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

2017 APR -7 PM 2:34  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time, and place specified in this notice.

DATE OF SALE:       Tuesday, May 2, 2017 (which is the first Tuesday of that month).

TIME OF SALE:       The earliest time at which the sale will occur is 10:00 o'clock a.m., Dallas Texas time. The sale will begin at that time or not later than three (3) hours after that time.

PLACE OF SALE:     North Side of the George Allen Courts Building facing 600 Commerce Street below the overhang, which location has been designated for such foreclosure sales by the Commissioners Court of Dallas County, Texas or at such other area as the Commissioners Court of Dallas County, Texas may designate.

**INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE SUBJECT OF THIS SALE:**

NAME OF DOCUMENT:       Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated to be effective on September 15, 2006, executed by JRFT Alpha LLC, SCJB Alpha LLC, and AIT Alpha LLC, to Charles T. Marshall, as trustee (the "Deed of Trust")

DATE:                       Effective on September 15, 2006

GRANTOR:                   JRFT Alpha LLC, SCJB Alpha LLC, and AIT Alpha LLC

ORIGINAL LENDER:       General Electric Capital Corporation

ORIGINAL TRUSTEE:       Charles T. Marshall

RECORDING INFORMATION:   Filed on September 22, 2006, recorded in/under 200600353632 of the Real Property Records of Dallas County, Texas

PROPERTY DESCRIPTION:   All that certain real property situated in the County of Dallas, State of Texas, more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with the improvements, fixtures, and

other real and personal property described as comprising the "Mortgaged Property" in the Deed of Trust, but not including any reserve or escrow funds held by or for the account of Noteholder (collectively, the "Property").

**INDEBTEDNESS SECURED:**

NAME OF DOCUMENT: Promissory Note (the "Note")  
DATE: September 15, 2006  
FACE AMOUNT: \$4,000,000.00  
MAKER: JRFT Alpha LLC, SCJB Alpha LLC, and AIT Alpha LLC  
ORIGINAL PAYEE: General Electric Capital Corporation

**SUBSTITUTION OF TRUSTEE:**

NAME OF DOCUMENT: Appointment of Substitute Trustee  
DATE: April 12, 2016  
NAME OF SUBSTITUTE TRUSTEE: Andrea J. Trout

Default has occurred in the payment of the indebtedness evidenced by the Note and secured by the Deed of Trust, the maturity of which has been accelerated and is now wholly due and payable, but has not been paid. U.S. Bank National Association, as Trustee for the registered holders of Merrill Lynch Mortgage Trust 2007-C1, Commercial Mortgage Pass-Through Certificates, Series 2007-C1, the current owner of the indebtedness evidenced by the Note and secured by the Deed of Trust (the "Noteholder"), has requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

The Noteholder has further requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell all of the components of the Property that are personal property in accordance with the terms of the Deed of Trust and Chapter 9 of the Texas Business and Commerce Code. The sale of personalty will be held at the same time and place as the above-described real property sale; however, to the extent permitted by Chapter 9 of the Texas Business and Commerce Code, the undersigned has been instructed to proceed as to both the real and personal property in accordance with the rights and remedies of the owner and holder of the indebtedness in respect of the real property, i.e., in accordance with the Deed of Trust.

Therefore, at the date, time, and place set forth above, the undersigned, or my successor as may later be appointed, as Substitute Trustee, will sell the Property to the highest bidder for cash, in accordance with the Deed of Trust. Moreover, the Noteholder may bid and become a

purchaser of the Property, and all or a portion of the Noteholder's bid may consist of a credit to be given against the indebtedness owing under the Note and secured by the Deed of Trust. After commencing the sale, the Substitute Trustee conducting the sale, may (a) from time to time adjourn the sale to be recommenced and completed at any time before 4:00 p.m. on the same day, and/or (b) withdraw the Property or cancel the foreclosure sale at any time before the completion of the sale.

IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed on this the 7<sup>th</sup> day of April, 2017.

*Andrea J. Trout*

Andrea J. Trout, Substitute Trustee  
c/o Daniel L. Lowry  
Kelly Hart & Hallman LLP  
201 Main Street, Suite 2500  
Fort Worth, Texas 76102

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

This instrument was ACKNOWLEDGED before me on April 7, 2017, by Andrea J. Trout, Substitute Trustee, who acknowledged to me that she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

*Debra Rue Nichols*

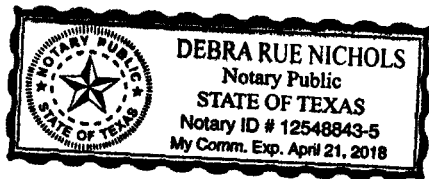
Notary Public, State of Texas

DEBRA Rue Nichols

Notary's Printed Name

Notary's Identification No.: 12548843-5

My commission expires: 4-21-18



**EXHIBIT A**

**Legal Description of Property**

Being Lots 1 and 2, Block A, of A Revisions to the Revised Plat of Part of Block A of Metropolitan Business Park, Section Three, an Addition to the City of Farmers Branch, Dallas County, Texas as recorded thereof in Volume 79096, Page 552, of the Map Records of Dallas County, Texas being situated in the Elisha Fike Survey, Abstract No. 478, Dallas County, Texas and containing 3.607 acres of land.

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

**DEED OF TRUST INFORMATION:**

**Date:** 02/18/2005  
**Grantor(s):** NILTZA MUNIZ, UNMARRIED AND MARIA MUNIZ, UNMARRIED  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS  
NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$105,169.00  
**Recording Information:** Book 2005038 Page 01675 Instrument 3253482  
**Property County:** Dallas  
**Property:** BEING LOT 25, BLOCK 12 OF JOHNSTON PARK, SECOND INSTALLMENT, AN  
ADDITION IN THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 32, PAGE 153, MAP  
RECORDS, DALLAS COUNTY, TEXAS.  
**Reported Address:** 13419 CHALLABURTON DRIVE, FARMERS BRANCH, TX 75234

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of May, 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.

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 APR 10 PM 2:31

FILED

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

**DEED OF TRUST INFORMATION:**

**Date:** 01/15/1998  
**Grantor(s):** RICHARD A. BUSH AND LINDA A. BUSH, HUSBAND AND WIFE  
**Original Mortgagee:** HALLMARK GOVERNMENT MORTGAGE, INC. A WASHINGTON CORPORATION  
D/B/A HALLMARK MORTGAGE  
**Original Principal:** \$45,500.00  
**Recording Information:** Book 98019 Page 02690 Instrument 26872  
**Property County:** Dallas  
**Property:** BEING LOT 11, BLOCK 7 OF TWENTIETH INSTALLMENT OF VALWOOD PARK  
ADDITION, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY,  
TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 36, PAGE  
173, MAP RECORDS DALLAS COUNTY, TEXAS.  
**Reported Address:** 13818 CHARCOAL LANE, FARMERS BRANCH, TX 75234

**MORTGAGE SERVICING INFORMATION:**

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Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
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