

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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: August 22, 2012

Grantor(s): Federico Villa, an unmarried man

Original Trustee: Allan B. Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for WR Starkey Mortgage, L.L.P., its successors and assigns

Recording Information: Clerk's File No. 201200256112, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 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: 05/02/2017 **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 14, BLOCK P, HOLIDAY HILL ESTATES ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT RECORDED IN VOLUME 446, PAGE 1405, MAP/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.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

Shelley Ortolani
Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, Russell Stockman 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, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

APR 10 PM 2:33

FILED



4616110

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: May 02, 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 December 19, 2002 and recorded in Document VOLUME 2003009, PAGE 00738 real property records of DALLAS County, Texas, with EARL L. TURNER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by EARL L. TURNER, securing the payment of the indebtedness in the original principal amount of \$185,050.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE, LLC 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. NATIONSTAR MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE, LLC
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

ROBERT FORSTER, DEVIN J. BUCKLAND, JEFFREY FLEMING, LAUREN CHRISTOFFEL, 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
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. WARREN

2017 APR 10 PM 2:20

FILED



NOS00000004196408

EXHIBIT "A"

LOT 2, BLOCK 4, WESTCHESTER EAST ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 95144, PAGE 2345, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS00000004196408

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: May 02, 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 July 18, 2003 and recorded in Document VOLUME 2003167, PAGE 00637 real property records of DALLAS County, Texas, with CHRISTOPHER DAVID JOYNER AND NORMA D JOYNER, grantor(s) and BANK ONE, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHRISTOPHER DAVID JOYNER AND NORMA D JOYNER, securing the payment of the indebtednesses in the original principal amount of \$64,000.00, 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, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, N.A.
8333 RIDGEPOINT DRIVE
IRVING, TX 75063

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

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 at the DALLAS County courthouse this notice of sale.

Declarants Name: _____
Date: _____

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
2017 APR 10 PM 2:21
FILED



NOS0000005614375

0000005614375

DALLAS

EXHIBIT "A"

LOT 2, BLOCK P OF VISTA GRANDE ESTATES, NUMBER 3, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 71079, PAGE 170, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS0000005614375

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: May 02, 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 July 11, 2001 and recorded in Document VOLUME 2001150, PAGE 03852; AS AFFECTED BY RECASTING AGREEMENTS IN VOLUME 2004009, PAGE 2547; BOOK 2005023, PAGE 4473; AND IN CLERK'S FILE NO. 200600437943; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN CLERK'S FILE NO. 201000069772; AND IN CLERK'S FILE NO. 201600072244 real property records of DALLAS County, Texas, with RAFAEL LOPEZ JR AND MARIA T LOPEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RAFAEL LOPEZ JR AND MARIA T LOPEZ, securing the payment of the indebtednesses in the original principal amount of \$95,942.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

ROBERT FORSTER, DEVIN J. BUCKLAND, JEFFREY FLEMING, LAUREN CHRISTOFFEL, 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

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. WARREN

2017 APR 10 PM 2:21

FILED



NOS0000006675862

0000006675862

DALLAS

EXHIBIT "A"

BEING LOT 15, IN BLOCK 00, OF TRAILWOOD ADDITION, ELEVENTH INCREMENT, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 79024, PAGE 752, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000006675862

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: May 02, 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 January 19, 2007 and recorded in Document CLERK'S FILE NO. 20070032314 real property records of DALLAS County, Texas, with MICHAEL GAMBLE AND YUOLSLAYA SAMUEL, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL GAMBLE AND YUOLSLAYA SAMUEL, securing the payment of the indebtednesses in the original principal amount of \$116,850.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2007-1 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 F. WARREN

2017 APR 10 PM 2:26

FILED



NOS20130169806653

EXHIBIT "A"

LOT 18, BLOCK 9, OF KIRBY CREEK VILLAGE, SECTION IV, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 97120, PAGE 256, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS20130169806653

Adrian Acevedo and Heather Acevedo
554 West Ferndale
Grand Prairie, Texas 75052
Our file #0209-039F-3

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 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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 15, 2005, Adrian Acevedo and Heather Acevedo executed a Deed of Trust conveying to Anthony H. Barone, a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Company, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number: 3285814 in the Real Property Records of Dallas County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

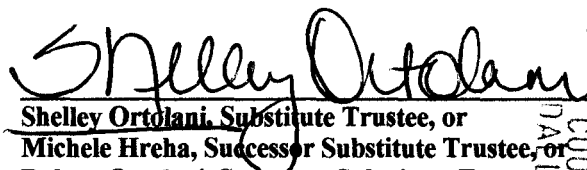
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 2, 2017, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Dallas, State of Texas:

LOT 46, BLOCK 43, OF COUNTRY CLUB ESTATES NO. 4, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 68150, PAGE 647, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Nationstar Mortgage, LLC, formally known as Centex Home Equity Company. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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.



**Shelley Ortolani, Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Shelley Ortolani, Successor Substitute Trustee, or
Mary Mancuso, Successor Substitute Trustee, or
Robert Ortolani, Successor Substitute Trustee, or
Michele Hreha, Successor Substitute Trustee, or
Guy Wiggs, Successor Substitute Trustee, or
Russell Stockman, Successor Substitute Trustee, or
David Stockman, Successor Substitute Trustee, or
Brenda Wiggs, Successor Substitute Trustee, or**

DAVID F. WARREN
COUNTY CLERK
DALLAS COUNTY
APR 10 PM 2:32
FILED

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

**Denise Boerner, Successor Substitute Trustee, or
Donna Stockman, Successor Substitute Trustee, or
Tim Lewis, Successor Substitute Trustee, or
Michelle Schwartz, Successor Substitute Trustee**

CAUSE NO. DC-15-09616

**NATIONSTAR MORTGAGE LLC
F/K/A CENTEX HOME EQUITY
COMPANY**
Plaintiff

V.

**ADRIAN ACEVEDO, HEATHER
ACEVEDO and BORMIO
INVESTMENTS, INC.**
Defendants

§ **IN THE DISTRICT COURT OF**
§
§
§
§
§ **DALLAS COUNTY, TEXAS**
§
§
§
§
§ **44TH JUDICIAL DISTRICT**

DEFAULT JUDGMENT

Came on for consideration the Motion for Entry of Default Judgment filed by Nationstar Mortgage LLC ("Plaintiff"), The Court is of the opinion that said relief should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days.

The Court further finds that the Plaintiff has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on October 5, 2011, the Plaintiff gave the Defendant(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on August 18, 2015; and
- the loan is due for the August 1, 2011 payment and all subsequent payments.
- all principal, interest, and other sums due and owing under the terms of the Note and Deed of Trust have been accelerated and are now due.

(2) The property to be foreclosed is commonly known as 554 West Ferndale, Grand Prairie, Texas 75052 (the "Property") which has the following legal description:

LOT 46, BLOCK 43, OF COUNTRY CLUB ESTATES NO. 4, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 68150, PAGE 647, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

- (3) The name and last known address of each Defendant subject to this judgment is
- Adrian Acevedo, 554 West Ferndale, Grand Prairie, Texas 75052
 - Heather Acevedo, 554 West Ferndale, Grand Prairie, Texas 75052
 - Bormio Investments, Aaron Morales, Registered Agent, 13410 Preston Rd, Ste. C534, Dallas, Texas 75240
- (4) The Texas Home Equity Security Instrument sought to be foreclosed is recorded under Dallas County Clerk's File No. 3285814 (the "Security Instrument").

IT IS THEREFORE ORDERED, ADJUDGED and DECREED that Plaintiff may proceed with foreclosure of the Property as described in the Legal Description pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 3rd day of April, 2017.



JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: /s/ Kelly J. Harvey
Kelly J. Harvey
SBN: 09180150
Kelly@kellyharvey.com
Jerry W. Mason
SBN: 24081794
Jerry@kellyharvey.com
P.O. Box 131407
Houston, Texas 77219
Tel. (832) 922-4000
Fax. (832) 922-6262
ATTORNEYS FOR PLAINTIFF

FILED

2017 APR 10 PM 2: 17

Notice of Trustee's Sale

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Date:

Trustee: Kim R. Thorne

Trustee's Address: 123 W. Main St, Suite 300, Grand Prairie, Dallas County, Texas 75050

Mortgagee: Randy E. Cook

Mortgagee's Address: 313 Campo Street, Grand Prairie, Dallas County, Texas 75051

Note: \$134,000.00

Deed of Trust

Date: June 27, 2007

Grantor: Don Billeter and Deanna Brock

Mortgagee: Randy E. Cook

Recording information: Vendor's Lien retained in Deed filed as Instrument File Number 20070251417 in the Official Public Records of Dallas County, Texas; Deed of Trust filed as Instrument File Number 20070251418 in the Official Public Records of Dallas County, Texas

Property (including any improvements): Lot 1, Block 18, of Dalworth Park Addition, an Addition to the City of Grand Prairie, Dallas County, Texas and being more particularly described on Exhibit "A" attached hereto and made a part hereof. Property address is 1901 Dalworth St, Grand Prairie, Texas.

County: Dallas

Date of Sale (first Tuesday of month): May 2, 2017

Time of Sale: 11:00 a. m.

Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

Kim R. Thorne is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Kim R. Thorne
Thorne & Skinner
123 W. Main St, Suite 300
Grand Prairie, Texas 75050
972.264.1614

Exhibit "A"

Being Lot 1, Block 18, of Dalworth Park Addition, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 1, Page 546, of the Map Records of Dallas County, Texas; SAVE AND EXCEPT that portion conveyed to the City of Grand Prairie as Right of Way Parcel No. 10 in Deed recorded in Volume 87017, Page 4105 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Being a parcel of land out of Lot 1, Block 18 of the Dalworth Park Addition to the City of Grand Prairie, Texas, as recorded in Volume 1, Page 546, Plat Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the existing South line of Dalworth Street (60.00 foot right of way) and the existing West line of N.W. 19th Street (50.00 foot right of way);

THENCE South along said existing West line for a distance of 5.00 feet to a point, said point being in the proposed South line of Dalworth Street (70.00 foot right of way at this point);

THENCE West along said proposed South line for a distance of 50.00 feet to a point;

THENCE North for a distance of 5.00 feet to a point, said point being in the said existing South line of Dalworth Street, said point also being the Northeast Corner of Lot 2, Block 18;

THENCE East along said South line for a distance of 50.00 feet to the point of beginning and containing 250.00 square feet or land.

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

FILED
2017 APR -7 PM 2:51
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for High Hawk at Martin’s Meadow, recorded on December 21, 2004 in Volume 2004245, Page 10857 of the Official Public Records of Dallas County, Texas and recorded on December 21, 2004 as Document No. D204392851 in the Official Public Records of Tarrant County, Texas (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the “Declaration”). The Declaration provides for the payment of assessments secured by a lien on the lot of the non-paying owner.

WHEREAS, High Hawk Homeowners’ Association, Inc., on April 11, 2011, May 23, 2011, March 1, 2012, August 16, 2012, August 19, 2013, October 16, 2013, September 1, 2015 and November 3, 2015, sent notice of default in payment of assessments to KARLA P. VALDIVIA, being the reputed owner or current owner of said real property; and

WHEREAS, the said KARLA P. VALDIVIA, has continued to default in the payment of her indebtedness to High Hawk Homeowners’ Association, Inc. and the same is now wholly due, and High Hawk Homeowners’ Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to High Hawk Homeowners’ Association, Inc.

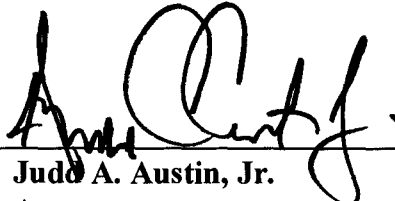
NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of May, 2017, between 10:00 a.m. and 4:00 p.m., High Hawk Homeowners’ Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and any statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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.

WITNESS my hand this 7th day of April, 2017.

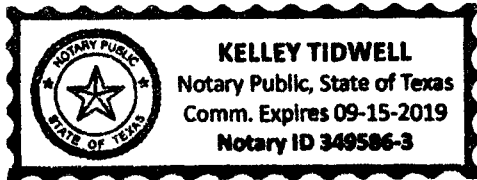
**HIGH HAWK HOMEOWNERS'
ASSOCIATION, INC.**

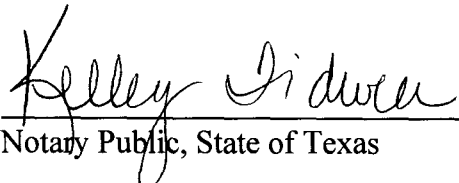
By: 
Judd A. Austin, Jr.
Its: Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary public on this day personally appeared Judd A. Austin, Jr., agent for High Hawk Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE this 7th day of April, 2017.




Notary Public, State of Texas

PREPARED BY:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

EXHIBIT "A"

Being Lot 54 in Block 11 of High Hawk at Martin's Meadow, Phase 3, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 3560897, Page 2005, Plat Records, Dallas County, Texas (the "Property").