

**NOTICE OF FORECLOSURE SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**1. Property to Be Sold.** The property to be sold is described as follows: LOT 27, BLOCK 1, OF ST. CLAIR HOMELAND ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 451, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/18/2004 and recorded in Book 2004164 Page 4572 Document 3030439 real property records of Dallas County, Texas.


**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 05/02/2017  
Time: 01:00 PM  
Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

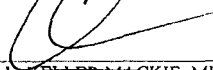
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by DENNIS J. ANDERSON, provides that it secures the payment of the indebtedness in the original principal amount of \$64,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PNC BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is PNC BANK, NATIONAL ASSOCIATION c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman, Substitute Trustee to act under and by virtue of said Deed of Trust.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

  
~~CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman~~  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

Certificate of Posting  
I am \_\_\_\_\_ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

FILED  
2017 APR 10 PM 2:20  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**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 April 23, 2014 and recorded in Document CLERK'S FILE NUMBER 201400218181 real property records of DALLAS County, Texas, with CRISTINO HERNANDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CRISTINO HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$75,500.00, 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.  
COPELL, 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: \_\_\_\_\_

JOHN E WARREN  
COUNTY CLERK  
DALLAS COUNTY

APR 10 PM 2:21

FILED



NOS0000006656078

**EXHIBIT "A"**

BEING LOT 8 IN BLOCK 14 OF REVISION OF WESTWOOD PARK NO.3 ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 32, PAGE 245 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000006656078



FILED  
PR 11 PM 1:14  
DANIEL WARREN  
COUNTY CLERK  
DALLAS COUNTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, FPG-STIP IRVING, LP, a Delaware limited partnership ("Borrower"), executed that certain Deed of Trust, Assignment of Leases and Rents, and Security Agreement (the "Security Instrument"), dated May 23, 2006, recorded as Document No. 200600204919, Real Property Records, Dallas County, Texas (the "Records"), to LAWYERS TITLE INSURANCE CORPORATION, as Trustee (the "Original Trustee"), for the benefit of CIBC, INC., a Delaware corporation ("Original Lender"), the predecessor-in-interest by one or more assignments to JPMCC 2006-CIBC15 FPG-STIP PORTFOLIO, LLC, a Delaware limited liability company ("Lender"), covering certain real property and improvements on the land ("Land") located in Dallas County, Texas, more particularly described in Exhibit A attached hereto and incorporated herein by reference (together with all personal property collateral described in the Security Instrument, the "Property") to secure that certain Promissory Note ("Note") executed by Borrower, FPG-STIP GREENVILLE, LLC, a Delaware limited liability company, FPG-STIP HAGERSTOWN, LLC, Delaware limited liability company, FPG-STIP LEWISVILLE, LP, Delaware limited partnership, FPG-STIP AUSTIN, LP, a Delaware, limited partnership, FPG-STIP MASON, LLC, a Delaware limited liability company, FPG-STIP FAYETTEVILLE, LLC, a Delaware limited liability company, FPG-STIP CLAREMONT, LLC, a Delaware limited liability company, FPG-STIP KNOXVILLE, LLC, a Delaware limited liability company, FPG-STIP COLUMBUS, LLC, a Delaware limited liability company, FPG-STIP MIDDLESBORO, LLC, a Delaware limited liability company, and FPG-STIP CLEARWATER, LLC, a Delaware limited liability company, jointly and severally, dated of even date with the Security Instrument in the stated principal amount of \$79,210,000.00 (the Note, as the same has been modified, together with all other indebtedness, liabilities, and obligations described in the Note, as modified, the Security Instrument and all other documents evidencing, securing, governing or otherwise pertaining to the loan evidenced by the Note hereinafter referred to as the "Indebtedness"); and

WHEREAS, pursuant to and in accordance with the terms and conditions of the Security Instrument, Lender has appointed BRADLEY D. BROBERG, an individual with an address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, KYLE B. BEATY, an individual with an address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, JACK J. STONE, an individual with an address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, KELLY HULME, an individual with an address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201 and CHRISTINE KOVACSY, an individual with an address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201; each of whom may act alone or together (each a "Substitute Trustee") to succeed to all of the rights, titles, powers, and estates granted and delegated in the Security Instrument to the Original Trustee and any previously appointed substitute trustee; and

WHEREAS, default has occurred in the payment of the Indebtedness and the same has been accelerated and is now wholly due and payable; and

WHEREAS, Lender has made demand upon Borrower to pay to Lender the Indebtedness now due, but such Indebtedness has not been paid; and

WHEREAS, Lender, as the owner of the Note and Indebtedness, has instructed the Substitute Trustee(s), acting singly or together, to post, file and mail appropriate notice and to sell the Property, in parcels or in whole, to satisfy, in whole or in part, the unpaid Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 2, 2017, no earlier than 10:00 a.m., or no later than three hours after that time, one of the Substitute Trustees will commence the sale of the Property, in parcels or as a whole, at public auction to the highest bidder for cash; such sale will be held in that area designated for such sales by resolutions of the Commissioners' Court of Dallas County, Texas; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which are equal or prior to the lien and security interest created by the Security Instrument.

To the extent that any of the Property has been released from the lien of the Security Instrument, by written instrument signed by Lender or its predecessor and filed for record in the Real Property Records of Dallas County, Texas, this notice is not intended to and does not cover such property, and such property will not be part of the Property conveyed to the purchaser hereunder.

If such sale does not result in full satisfaction of all of the Indebtedness, the lien and security interest of the Security Instrument shall remain in full force and effect in respect of any of the Property not so sold and any and all other types of real and personal property covered by the Security Instrument and not described herein.

This Notice of Substitute Trustee's Sale is being sent by BRADLEY D. BROBERG, an individual with an address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201. The following entity is acting as the mortgage servicer on behalf of Lender under an agreement granting such entity the authority to service the mortgage: LNR Partners, LLC, with an address of 1601 Washington Avenue, Suite 800, Miami Beach, Florida 33139.

The following language is set forth per requirement under Section 51.002(i) of the Texas Property Code, and applicable if debtor qualifies under such Section:

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. If you 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.**

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of April 11, 2017.

SUBSTITUTE TRUSTEE:

  
Name: BRADLEY D. BROBERG

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

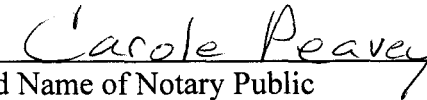
This instrument was ACKNOWLEDGED before me on April 11, 2017, by BRADLEY D. BROBERG, in the capacity therein stated.

[SEAL]

My Commission Expires:

06-25-2017

  
Notary Public in and for the State of Texas

  
Printed Name of Notary Public

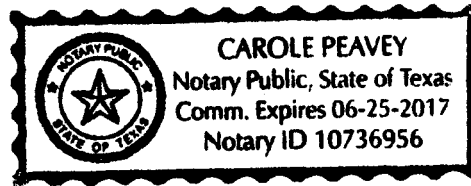


EXHIBIT A

Land

**Vertis, Inc.  
2000-2020 Westridge Drive  
Irving, Texas**

BEING all of Lot 1-R, Block A of Walnut Hill Business Park, a Replat of Lot 1, Block A, Walnut Hill Business Park, Sector XII, Twenty Ninth Installment and Lot No. 1, walnut Mill Distribution Center North, Fourth Installment, an Addition to the City of Irving, Dallas County, Texas, according to the Map

thereof recorded in Volume 2002157, Page 5, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the northeasterly line of Westridge Drive (60 feet wide) , same being the common westerly corner of said Lot 1-R and Lot 2 of walnut Hill Distribution Center North, Sixth Installment, an Addition to the City of Irving, Texas, according to the Map thereof recorded in Volume 81057, Page 484, Deed Records, Dallas County, Texas;

THENCE North 44 degrees 46 minutes 14 seconds West along the northeasterly line of westridge Drive, a distance of 53984 feet to an 'X' found in concrete at the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 120.00 feet;

THENCE Northerly along the easterly line of Westridge Drive and said curve to the right whose chord bears North 00 degrees 13 minutes 46 seconds East, an arc distance of 188.50 feet to an "V found in concrete at the end of said curve;

THENCE North 45 degrees 13 minutes 46 seconds East along the southeasterly line of Westridge Drive, a distance of 25.66 feet to a 1/2 inch iron rod found at the northwest corner of Lot 1-R, Block A, same being the southwest corner of Lot 1, Block A of Central Office Building, an Addition to the City of Irving, Texas, according to the Map thereof recorded in volume 85148, Page 363, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 48 minutes 44 seconds East along the north line of said Lot 1-fl and the south line of said Central Office Building and the south line of Lot 1, Block A of First Baptist church Las Colinas Addition, an Addition to the City of Irving, Texas, according to the Map thereof recorded in Volume 91198, Page 3983, Deed Records, Dallas County, Texas, a distance of 533.88 feet to a 1/2 inch iron rod found at the most northerly northeast corner of Lot 1-fl, Block A, same being in a west line of Lot 1-fl of Walnut Hill Distribution Center North, a Replat of Lot 1, Block A, walnut Hill Business Park, Sector XII, Twenty Ninth Installment and Lot No. 1, Walnut Hill Distribution Center North, Fourth Installment, an Addition to the City of Irving, Texas, according to the Map thereof recorded in Volume 2002167, Page 5, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 25 minutes 35 seconds West along a common line of Lot 1-fl, Block A and said Lot 1-fl of Walnut Hill Distribution Center North, a distance of 105.39 feet to a 1/2 inch iron with cap marked "WIER" found at an inner ell corner of Lot 1-fl, Block A;

THENCE South 89 degrees 35 minutes 37 seconds East along a common line of Lot 1-fl, Block A and said Lot 1-fl of Walnut Hill Distribution Center North, a distance of 80.22 feet to a 1/2 inch iron rod with cap marked "WIER" found for corner;



THENCE South 00 degrees 24 minutes 23 seconds West along a common line of Lot 1-fl, Block A and Lot 1-P of Walnut Hill Distribution Center North, a distance of 227.26 feet to a 1/2 inch iron rod with cap marked 'WIER' found for corner;

THENCE South 89 degrees 24 minutes 25 seconds East along a common line of Lot 1-fl, Block A and Lot 1-fl of Walnut Hill Distribution Center North, a distance of 149.83 feet to a 1/2 inch iron rod with cap marked 'WIER' found for corner;

THENCE South 00 degrees 25 minutes 35 seconds West along a common line of Lot 1-fl, Block A and Lot 1-fl of Walnut Hill Distribution Center North, a distance of 125.80 feet to a 1/2 inch iron rod with cap marked "WIER" found at the common south corner of Lot 1-fl, Block A and said Lot 1-fl of Walnut Hill Distribution Center North, and being in the north line of said Lot 2 of Walnut Hill Distribution Center North, Sixth Installment;

THENCE South 85 degrees 40 minutes 20 seconds West along a common line of Lot 1-fl, Block A and said Lot 2, and passing a 1/2 inch iron rod found at a distance of 230.93 feet and continuing for a total distance of 315.14 feet to an "X" found in concrete curb for corner;

THENCE South 45 degrees 13 minutes 46 seconds West along a common line of Lot 1-fl and Lot 2, a distance of 119.80 feet to the PLACE OF BEGINNING and containing 283,709 square feet or 5.5131 acres of land, more or less.

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

**DEED OF TRUST INFORMATION:**

**Date:** 05/25/2006  
**Grantor(s):** WILLIAM P. BURCH AND JUANITA BURCH, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICAN BROKERS CONDUIT, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$86,250.00  
**Recording Information:** Instrument 200600193120  
**Property County:** Dallas  
**Property:** LOT 6, BLOCK A, HOWARD U. FREEMAN ADDITION NO. 7, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 83001, PAGE 2249, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.  
**Reported Address:** 2809 HARVEST LAKE DRIVE, IRVING, TX 75060

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Morgan Stanley Mortgage Loan Trust 2006-11, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee  
**Mortgage Servicer:** Specialized Loan Servicing LLC  
**Current Beneficiary:** Morgan Stanley Mortgage Loan Trust 2006-11, U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee  
**Mortgage Servicer Address:** 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129

**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):** Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, 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 Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, 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. Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN

2017 APR 10 PM 2:29

FILED

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

**DEED OF TRUST INFORMATION:**

**Date:** 07/06/2001  
**Grantor(s):** RICHARD C. KEENE, WANDA E. KEENE, HUSBAND & WIFE  
**Original Mortgagee:** CHASE MANHATTAN MORTGAGE CORPORATION  
**Original Principal:** \$95,545.00  
**Recording Information:** Book 2001-133 Page 11288 Instrument 1450608  
**Property County:** Dallas  
**Property:** LOT 13, BLOCK 7, OF FIRST INCREMENT OF PLYMOUTH PARK NORTH, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 35, PAGE 79, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.  
**Reported Address:** 2512 RUTGERS DRIVE, IRVING, TX 75062

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America  
**Mortgage Servicer:** Seterus, Inc.  
**Current Beneficiary:** Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America  
**Mortgage Servicer Address:** 14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

**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.

DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN

2017 APR 10 PM 2:29

FILED