



**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 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. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/20/2006 and recorded in Document 200600479501 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: 05/01/2018  
 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 LENORIA BOOKER AND ALFRED J. BOOKER, provides that it secures the payment of the indebtedness in the original principal amount of \$96,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon, not individually but solely as Co-Trustee for RML Trust 2013-2 is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is The Bank of New York Mellon, not individually but solely as Co-Trustee for RML Trust 2013-2 c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 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, MICHAEL D. VESTAL, 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,  
 MICHAEL D. VESTAL, 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 c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. 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.

DALLAS COUNTY  
 COUNTY CLERK  
 JOHN F. WARREN

2018 MAR - 8 PM 3:38

FILED

**Exhibit A**

All that certain lot, tract or parcel of land, situated in Dallas County, Texas, to-wit:

Being part of the Felix Sadler Survey, Abstract No. 1378 and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East line of Opal Street 600 feet South 30 degrees East from the intersection of said line of Opal St. with the south line of Fordham Rd.;

THENCE North 60 degrees 15 minutes East parallel with the south line of Fordham Rd., 175 feet to point for corner;

THENCE South 30 degrees East parallel with Opal St., 50 feet;

THENCE South 60 degrees 15 minutes West parallel with Fordham Rd., 175 feet to the East line of Opal St.;

THENCE North 30 degrees West along East line of Opal St., 50 feet to the place of beginning and known as Lot 36 of unrecorded map of Opal Hills Addition to the City of Dallas, Texas.

**FILED AND RECORDED**



OFFICIAL PUBLIC RECORDS

*Cynthia Figueroa Calhoun*

Cynthia Figueroa Calhoun, County Clerk  
Dallas County TEXAS

December 29, 2006 09:51:14 AM

FEE: \$60.00

200600479501

**Notice of Foreclosure Sale**

March 23, 2018

Notice is hereby given of a public nonjudicial foreclosure sale.

Deed of Trust, Security Agreement and Financing Statement ("Deed of Trust"):

Dated: September 2, 2016

Grantor: EVENTS DOWNRANGE, LLC

Substitute Trustee: REBECCA J. THOMAS

Lender: THE FIRST STATE BANK – RICE

Recorded in: Instrument No. 201600246112 of the Official Public Records of Dallas County, Texas

Legal Description: BEING all that certain lot, tract, or parcel of land situated in the Benjamin Becker Survey, Abstract No. 1617, Dallas County, Texas; and the J.S. Ramsey Survey, Abstract No. 414, Kaufman County, Texas, being all of Tract One and a portion of Tract Two described in deed to Bobbie J. and Betty Lou Fisher, recorded in Volume 2914, Page 334, Official Public Records, Kaufman County, Texas, and being more particularly described as follows:

FILED

2018 MAR 23 PM 4:16

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BEGINNING at a point for corner near the Northwest edge of Lawson Road, said point being the recognized East corner of said Fisher tract (tract one), and the apparent North corner of a tract of land described in deed to Billy M. and Vicie J. Benson, Recorded in Volume 631, Page 14, deed records, Kaufman County, Texas, from which a 1/2 inch iron rod found for reference bears South 44 degrees 23 minutes 58 seconds East -37.02 feet;

THENCE within said Lawson Road the following courses and distances:

North 36 degrees 57 minutes 57 seconds East, a distance of 124.98 feet to a point for angle point;

North 39 degrees 12 minutes 57 seconds East, a distance of 152.78 feet to a point for angle point;

North 35 degrees 54 minutes 33 seconds East, a distance of 84.52 feet to a point for angle point;

North 30 degrees 09 minutes 33 seconds East, a distance of 87.31 feet to a point for angle point;

North 27 degrees 00 minutes 21 seconds East, a distance of 60.79 feet to a point for corner, said point being the North corner of herein described tract, from which a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for reference bears South 61 degrees 59 minutes 12 seconds East-21.69 feet;

THENCE over and upon said Fisher Tract (Tract two) the following courses and distances:

South 61 degrees 59 minutes 12 seconds East, a distance of

193.36 feet to a ½ inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner;

South 29 degrees 02 minutes 36 seconds West, a distance of 56.77 feet to a ½ inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner;

South 59 degrees 37 minutes 56 seconds East, a distance of 63.88 feet to a ½ inch iron rod set with yellow cap stamped BG&A 5569 for corner;

South 37 degrees 24 minutes 59 seconds West, a distance 17.10 feet to a ½ inch iron rod set with yellow cap stamped BG&A 5569 for corner;

South 51 degrees 15 minutes 26 seconds East, a distance of 325.08 feet to a ½ iron rod set with yellow cap stamped BG&A 5569 for corner;

North 73 degrees 59 minutes 06 seconds East, a distance of 28.03 feet to a ½ inch iron rod set with yellow cap stamped BG&A 5569 for corner;

North 29 degrees 59 minutes 12 seconds East, a distance of 238.36 feet to a ½ inch iron rod set with yellow cap stamped BG&A 5569 for corner in the recognized Northeast line of said Fisher Tract (tract two), and the apparent Southwest line of a tract of land described in deed as first tract, Parcel No. two to Randolph R. Gillum, Recorded in Volume 80134, Page 1750, Official Public Records, Dallas County, Texas, said point being the most Easterly North corner of herein described tract;

THENCE South 43 degrees 50 minutes 54 seconds East, along the recognized northeast line of said Fisher Tract (tract two), and the apparent Southwest line of said Gillum tract, a distance of 1452.93 feet to a ½ inch iron rod found for corner in the West line of a tract of land described as tract II, Parcel B, in deed to TRBP Limited, Recorded in Instrument No. 20130006319, Official Public Records, Kaufman County, Texas, said point being the recognized East corner of said Fisher tract two, the East corner of herein described tract, and the apparent South corner of said Gillum tract;

THENCE along the recognized East line of said Fisher tracts, and the apparent West bank of the East fork of Trinity River the following courses and distances:

South 26 Degrees 35 minutes 06 seconds West, a distance of 125.90 feet to a point for angle point;

South 02 degrees 00 minutes 24 seconds East, a distance of 144.70 feet to a point for angle point;

South 20 degrees 00 minutes 24 seconds East, a distance of 262.70 feet to a point for angle point;

South 14 degrees 19 minutes 53 seconds West, a distance of 99.88 feet to a point for angle point;

South 08 degrees 09 minutes 21 seconds West, a distance of 69.09 feet to a point for angle point;

South 22 degrees 03 minutes 33 seconds West, a distance of 125.80 feet to a point for angle point;

South 51 degrees 36 minutes 04 seconds West, a distance of 207.62 feet to an 8 inch wood fence post for corner, said point being the South corner of herein described tract, the recognized South corner of said Fisher Tract one, and the apparent east corner of said Benson Tract, from which a ½ inch iron rod set with yellow cap stamped BG&A 5569 for witness bears North 44 degrees 23 minutes 58 seconds West-7.38 feet;

THENCE North 44 degrees 23 minutes 58 seconds West, along the recognized Southwest line of said Fisher Tract one, and the apparent Northeast line of said Benson Tract, a distance of 2407.93 feet to the PLACE OF BEGINNING and containing 1,659,427.62 square feet or 38.095 acres of land.

Secures: Secured First Lien Promissory Note (“Note”) in the original principal amount of \$364,000.00, as executed by Events Downrange, LLC, and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale Date: Tuesday, May 1, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M..

Place: Dallas County Courthouse, at the following location:

The area outside of the North Side of the George Allen Courts Building facing Commerce Street below the overhang, or as otherwise designated

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that The First State Bank – Rice’s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, The First State Bank – Rice, the owner and holder of the Note, has requested the Substituted Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of The First State Bank – Rice’s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with The First State Bank – Rice’s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substituted Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If The First State Bank – Rice passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by The First State Bank – Rice. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.0075(a) of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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.**



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