

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County

Deed of Trust Dated: October 17, 2006

Amount: \$91,200.00

Grantor(s): THELMA CALDWELL

Original Mortgagee: FIRST NLC FINANCIAL SERVICES, LLC

Current Mortgagee: Metropolitan Life Insurance Company

Mortgagee Servicer and Address: c/o BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

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

Recording Information: Document No. 200600394632

Legal Description: THE SOUTHEAST 45' OF LOT 12, BLOCK B/1463, FAIR GROUND HEIGHTS ADDITION, AN ADDITION IN DALLAS, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 15, MAP RECORDS, DALLAS COUNTY, TEXAS.

Date of Sale: May 2, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

BRETT BAUGH OR 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, SHELLEY ORTOLANI, MICHELE HREHA, ROBERT ORTOLANI, MARY MANCUSO OR JOHN PHILLIP MARQUEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

KB

KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-018505

BRETT BAUGH OR 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, SHELLEY ORTOLANI, MICHELE HREHA, ROBERT ORTOLANI, MARY MANCUSO OR JOHN PHILLIP MARQUEZ
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

FILED
JIM F. WARREN
COUNTY CLERK
DALLAS COUNTY
MAY 2 2017 12:14 PM

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"

Locally known as 2408 Victory Park Lane, Ste. 1442 Dallas, Texas 75219

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the DEED OF TRUST recorded on December 19, 2014 and recorded as Instrument Number 201400322570 in the real property records of Dallas County, Texas, executed by Lonnie Johnson and any modification or extensions of said Deed of Trust.

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

Date: May 2, 2017

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: Dallas County Courthouse in Dallas, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust 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 refileing may be after the date originally scheduled for this sale.

4. *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 the beneficiary thereunder 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.

FILED
2017 APR 10 PM 2:34
JOHLL E. WARREN
COUNTY CLERK
DALLAS COUNTY

Pursuant to the deed of trust, the beneficiary 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. 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 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 the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed Lonnie Johnson.

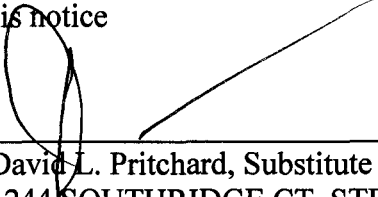
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the Promissory Note executed by Lonnie Johnson, and payable to the order of BER FINANCIAL GROUP, INC. BER FINANCIAL GROUP, INC. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary at BER FINANCIAL GROUP, INC. at 6705 Northridge Drive Dallas, Texas 75214.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. 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

Dated: March 27, 2017



David L. Pritchard, Substitute Trustee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

EXHIBIT "A"

The Subject Property consists of: (a) the Residence is Unit 1442, of the Block C South Tower Residences, a Residential Condominium, created pursuant to that certain Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium, dated September 11, 2006, recorded as Document No. 200600338786 of the Real Property Records of Dallas County Texas, as amended by that certain First Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of October 20, 2006, recorded as Document No. 200600391086 of the Official Public Records of Dallas County, Texas, that certain Second Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of December 13, 2006, recorded as Document No. 200600460769 of the Official Public Records of Dallas County, Texas, that certain Third Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of March 7, 2007, recorded as Document No. 20070089551 of the Official Public Records of Dallas County, Texas, and that certain Fourth Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of April 30, 2007, recorded as Document No. 20070154654 of the Official Public Records of Dallas County, Texas (the "Residential Declaration") , and located within the Residential Unit II of Block C Master Condominiums created pursuant to the Second Amended and Restated Master Condominium Declaration for Block C Master Condominiums dated as of August 4, 2006, recorded as Document No. 200600286364 of the Official Public Records of Dallas County, Texas, as amended by that certain First Amendment to Second Amended and Restated Master Condominium Declaration for Block C Master Condominium dated as of August 8, 2006, recorded as Document No. 200600290465 of the Official Public Records of Dallas County, Texas, that certain Second Amendment to Second Amended and Restated Master Condominium Declaration for Block C Master Condominiums dated as of March 6, 2007, recorded as Document No. 20070089549 of the Official Public Records of Dallas County, Texas, and that certain Third Amendment to Second Amended and Restated Master Condominium Declaration for Block C Master Condominiums filed 05/01/2007, recorded as Document No. 20070154653 of the Official Public Records of Dallas County, Texas (the "Master Declaration") as described in the Master Declaration; together with an undivided interest, appurtenant to the Residence, in and to the Residential Common Elements in the percentage designated for the Residence on Exhibit "C" attached to the Residential Declaration; (b) the exclusive right to use the Residential Parking Space(s) _____ and _____, appurtenant to the Residence and (c) the exclusive right to use the Residential Storage Space(s) N/A appurtenant to the Residence. Together with all Amendments thereto.

Notice of Foreclosure Sale

FILED
2017 APR 10 PM 2:34
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

1. *Property to Be Sold.* The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"

Locally known as 2408 Victory Park Lane, Ste. 1441 Dallas, Texas 75219

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the DEED OF TRUST recorded on December 19, 2014 and recorded as Instrument Number 201400322660 and a correction to the legal description was filed as Instrument Number 201500034508 in the real property records of Dallas County, Texas, executed by Lonnie Johnson and any modification or extensions of said Deed of Trust.

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

Date: May 2, 2017

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: Dallas County Courthouse in Dallas, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust 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.

4. *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 the beneficiary thereunder 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, the beneficiary 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. 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 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 the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed Lonnie Johnson.

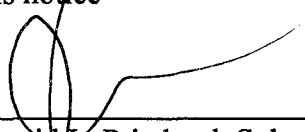
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the Promissory Note executed by Lonnie Johnson, and payable to the order of BER FINANCIAL GROUP, INC. BER FINANCIAL GROUP, INC. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary at BER FINANCIAL GROUP, INC. at 6705 Northridge Drive Dallas, Texas 75214.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. Assert and protect your rights as a member of the armed forces of the United States. If you are 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

Dated: March 27, 2017



David L. Pritchard, Substitute Trustee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

EXHIBIT "A"

The Subject Property consists of: (a) the Residence is Unit 1441, of the Block C South Tower Residences, a Residential Condominium, created pursuant to that certain Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium, dated September 11, 2006, recorded as Document No. 200600338786 of the Real Property Records of Dallas County Texas, as amended by that certain First Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of October 20, 2006, recorded as Document No. 200600391086 of the Official Public Records of Dallas County, Texas, that certain Second Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of December 13, 2006, recorded as Document No. 200600460769 of the Official Public Records of Dallas County, Texas, that certain Third Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of March 7, 2007, recorded as Document No. 20070089551 of the Official Public Records of Dallas County, Texas, and that certain Fourth Amendment to Amended and Restated Residential Condominium Declaration for Block C South Tower Residences, a Residential Condominium dated as of April 30, 2007, recorded as Document No. 20070154654 of the Official Public Records of Dallas County, Texas (the "Residential Declaration") , and located within the Residential Unit II of Block C Master Condominiums created pursuant to the Second Amended and Restated Master Condominium Declaration for Block C Master Condominiums dated as of August 4, 2006, recorded as Document No. 200600286364 of the Official Public Records of Dallas County, Texas, as amended by that certain First Amendment to Second Amended and Restated Master Condominium Declaration for Block C Master Condominium dated as of August 8, 2006, recorded as Document No. 200600290465 of the Official Public Records of Dallas County, Texas, that certain Second Amendment to Second Amended and Restated Master Condominium Declaration for Block C Master Condominiums dated as of March 6, 2007, recorded as Document No. 20070089549 of the Official Public Records of Dallas County, Texas, and that certain Third Amendment to Second Amended and Restated Master Condominium Declaration for Block C Master Condominiums filed 05/01/2007, recorded as Document No. 20070154653 of the Official Public Records of Dallas County, Texas (the "Master Declaration") as described in the Master Declaration; together with an undivided interest, appurtenant to the Residence, in and to the Residential Common Elements in the percentage designated for the Residence on Exhibit "C" attached to the Residential Declaration; (b) the exclusive right to use the Residential Parking Space(s) _____ and _____, appurtenant to the Residence and (c) the exclusive right to use the Residential Storage Space(s) N/A appurtenant to the Residence. Together with all Amendments thereto.

NOTICE OF SALE

In accordance with:

(1) the authority conferred upon **Sable Ridge Owners Association, Inc.** by those certain instruments entitled: *Declaration of Covenants, Conditions and Restrictions for Sable Ridge Owners Association, Inc., filed under Dallas County Clerk's Volume 82131, Page 2255; Recorded in the Official Public Records of Real Property Records of Dallas County, Texas(a);*

(2) the lien created in the Declaration in favor of **Sable Ridge Owners Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Dallas County, Texas conveying the property described below to Gayland Sherman, Prentis Jim Coleman and Sue Coleman;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Gayland Sherman, Prentis Jim Coleman and Sue Coleman resulting from Gayland Sherman, Prentis Jim Coleman and Sue Coleman default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on May 02, 2017 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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 sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place on the north side of the George Allen Courts Building facing Commerce Street, below the overhang, where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court. The sale will take place no earlier than 10:00 a.m. and no later than 4:00 p.m.

As joint tenants with right of survivorship to the residential (condominium) realty commonly known as 6108 Abrams Road, Building A, Unit 120, Dallas, Dallas County, Texas, and more particularly described as Sable Ridge Condominiums, Ph I-VI, Block A15433, PT Lot 1, Building A, Unit 120, CE .600308% and more commonly known as 6108 Abrams Rd. Unit 120, Dallas, TX 75231-8023

EXECUTED this the 7th day of April, 2017.

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

APR 10 PM 2:29

FILED

Sipra S. Boyd

Melissa McLain, Sipra Boyd, Clint Brown, Mimi
Butler, Cliff Davis, Sandy Huynh, Karren A.
Maxwell, Brady Ortego, Eric Tonsul, Shawna D.
Dalrymple Agent and Trustee for Sable Ridge
Owners Association, Inc.

Return to:
ROBERTS MARKEL WEINBERG BUTLER HAILEY PC
2800 Post Oak Blvd., Suite 5777
Houston, Texas 77056

3121-00016

Notice of [Substitute] Trustee 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: 05/02/2017

Time: The sale will begin at **01:00 PM** or not later than three hours after that time

Place: The outside area on the North side of the George Allen Courts Building facing Commerce Street or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 5422 Cliff Haven Court, Dallas, TX 75236-2221

- 2. 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. Any conveyance of the property is subject to all matters of record affecting the property
- 3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/19/2005 and recorded 08/30/2005 in Document 3493135, Book 2005170 Page 07688, real property records of Dallas County Texas, with Viola Black, a single woman grantor(s) and Dallas Home Loans, Inc., as lender, Mortgage Electronic Registration Systems, Inc., as beneficiary and **Correction Affidavit and Acknowledgement Recorded on 06/07/2012 in Document 201200163222 to Correct the legal of Subject Deed of Trust and Loan Modification Agreement recorded on 11/05/2013 in Document 201300343530.**
- 4. Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.
- 5. Obligation Secured:** Deed of Trust or Contract Lien executed by Viola Black, a single woman securing the payment of the indebtedness in the original principal amount of **\$ 239,500.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Deutsche Bank National Trust Company, as Trustee for GSAMP Trust 2006-HE1 is the current mortgagee of the ~~note~~ and the deed of trust or contract lien.

FILED
MAR 29 PM 1:38
JENNIFER WARREN
COUNTY CLERK

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

LOT 2, BLOCK 6/8711, RED BIRD ADDITION, UNIT NO. 7, AN ADDITION TO THE COUNTY OF DALLAS, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 201, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

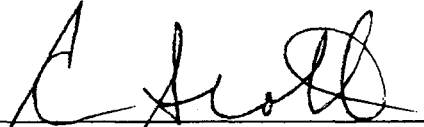
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

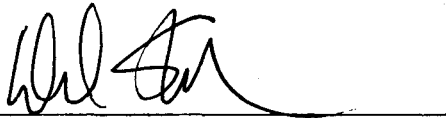
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: March 28, 2017



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Lori McCarty, Tim Lewis, Michelle Schwartz, Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, 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, Chris Demarest, Chance Oliver, Max Murphy or Bret Allen, Kelly Leonard, Angel L. Reyes II– Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NOTICE OF ASSESSMENT LIEN SALE

FILED

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

2017 APR 11 PM 4:14
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the Property (herein so called) herein described is subject to the Condominium Declaration for Royal Lane Highlands Condominiums (the "Condominium Declaration"), recorded in Volume 83170, beginning at Page 4511, of the Condominium Records of Dallas County, Texas (the Condominium Declaration, together with any and all amendments thereof and/or supplements thereto, are referred to herein collectively as the "Declaration"); and

WHEREAS, the Declaration provides for the payment of, among other things, assessments secured by a lien on the Property; and

WHEREAS, MICHAEL C. BANK is the record owner and/or reputed owner (referred to herein as the "Owner", whether one or more) of the Property, the Property being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference for all purposes; and

WHEREAS, the Owner has defaulted in the payment of assessments and other charges to Royal Lane Highlands Owners Association, Inc. (the "Association") as required pursuant to, among other things, the Declaration; and

WHEREAS, the Association intends to sell the Property pursuant to the Declaration and the laws of the State of Texas; and

WHEREAS, the undersigned has been appointed as an authorized agent of the Association along with D. Woodard Glenn and/or Matthew B. Glenn to conduct the sale of the Property; and

WHEREAS, the proceeds of such sale are to be applied in accordance with the provisions of the Declaration 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: MAY 2, 2017.

Time: The sale will begin no earlier than 1:00 P.M. and will begin no later than three (3) hours after that time.

Place: At the area outside on the north side of the George L. Allen, Sr. Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Texas 75202, or as 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 Assessment Lien Sale has been posted.

Please be advised that the sale may be performed by any of the authorized agents without the necessity of the joinder of any other authorized agent, and such action shall have the same force and effect as if all the authorized agents joined therein.

2. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the Association to have its bid credited up to the amount owed to the Association.

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 Declaration, 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 Declaration. The sale shall not cover any part of the Property that has been released of public record from the lien of the Declaration. 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 in "AS IS, WHERE IS" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

3. Type of Sale. The sale is a nonjudicial assessment lien foreclosure sale being conducted pursuant to the power of sale granted by the Declaration and the laws of the State of Texas.

4. Obligations Secured. The Declaration provides that it secures the payment of the indebtednesses and obligations therein described.

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.

NOTICE OF ASSESSMENT LIEN SALE

N:\DOCUMENT\ACTIVE CLIENTS\Active Client Matters\Royal Lane\Michal C. Bank\Foreclosure\1000.Notice of Sale

WITNESS MY HAND as of the 11th day of April, 2017.



Matthew B. Glenn, Authorized Agent

SBN: 24083077

D. Woodard Glenn, P.C.

2626 Cole Avenue, Suite 510

Dallas, TX 75204

(214) 871-9333 Telephone

(214) 871-7131 Facsimile

EXHIBIT "A"

- 1: ROYAL LANE HIGHLANDS CONDOS**
- 2: PT BLK E/8145 LT 4 ACS 1.2244**
- 3: BLDG C UNIT 317 CE 1.4049%**
- 4: INT201200261318 DD08312012 CO-DC**
- 5: 8145 00E 004 3008145 00E**

NOTICE OF ASSESSMENT LIEN SALE

FILED

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

2017 APR 11 PM 4:14

COUNTY OF DALLAS

JOHN F. WARREN
COUNTY CLERK

WHEREAS, the Property (herein so called) herein described is subject to the Condominium Declaration for Royal Lane Highlands Condominiums (the "Condominium Declaration"), recorded in Volume 83170, beginning at Page 4511, of the Condominium Records of Dallas County, Texas (the Condominium Declaration, together with any and all amendments thereof and/or supplements thereto, are referred to herein collectively as the "Declaration"); and

WHEREAS, the Declaration provides for the payment of, among other things, assessments secured by a lien on the Property; and

WHEREAS, EUSTES ODUNZE is the record owner and/or reputed owner (referred to herein as the "Owner", whether one or more) of the Property, the Property being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference for all purposes; and

WHEREAS, the Owner has defaulted in the payment of assessments and other charges to Royal Lane Highlands Owners Association, Inc. (the "Association") as required pursuant to, among other things, the Declaration; and

WHEREAS, the Association intends to sell the Property pursuant to the Declaration and the laws of the State of Texas; and

WHEREAS, the undersigned has been appointed as an authorized agent of the Association along with D. Woodard Glenn and/or Matthew B. Glenn to conduct the sale of the Property; and

WHEREAS, the proceeds of such sale are to be applied in accordance with the provisions of the Declaration 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: MAY 2, 2017.

Time: The sale will begin no earlier than 1:00 P.M. and will begin no later than three (3) hours after that time.

Place: At the area outside on the north side of the George L. Allen, Sr. Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Texas 75202, or as 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 Assessment Lien Sale has been posted.

Please be advised that the sale may be performed by any of the authorized agents without the necessity of the joinder of any other authorized agent, and such action shall have the same force and effect as if all the authorized agents joined therein.

2. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the Association to have its bid credited up to the amount owed to the Association.

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 Declaration, 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 Declaration. The sale shall not cover any part of the Property that has been released of public record from the lien of the Declaration. 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 in "AS IS, WHERE IS" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

3. Type of Sale. The sale is a nonjudicial assessment lien foreclosure sale being conducted pursuant to the power of sale granted by the Declaration and the laws of the State of Texas.

4. Obligations Secured. The Declaration provides that it secures the payment of the indebtednesses and obligations therein described.

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 11th day of April, 2017.



Matthew B. Glenn, Authorized Agent
D. Woodard Glenn, P.C.
2626 Cole Avenue, Suite 510
Dallas, TX 75204
(214) 871-9333 Telephone
(214) 871-7131 Facsimile

EXHIBIT "A"

- 1: ROYAL LANE HIGHLANDS CONDOS**
- 2: PT BLK E/8145 LT 4 ACS 1.2244**
- 3: BLDG C UNIT 311 CE 1.9923%**
- 4: VOL2001193/2416 DD09252001 CO-DC**
- 5: 8145 00E 004 3008145 00E**