

2803 Granite Ave., Sachse, TX, 75048
10231.0001

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

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.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate David Garvin, Jack Beckman, Kelly Goddard, Gene Alyea, Bernice Young, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on May 02, 2017 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: THE OUTSIDE AREA ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG. in DALLAS County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 06/09/2006 and recorded under Volume, Page or Clerk's File No. Instrument No.: 200600223856 in the real property records of Dallas County Texas, with JOAN LANDRY, A SINGLE WOMAN as Grantor(s) and Countrywide Home Loans Inc. as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by JOAN LANDRY, A SINGLE WOMAN securing the payment of the indebtedness in the original principal amount of \$168,667.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by JOAN LANDRY. Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
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 property securing the above referenced loan. STATEBRIDGE COMPANY, LLC is acting as the Mortgage Servicer for Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. STATEBRIDGE COMPANY, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

JOHN E WARREN
COUNTY CLERK
DALLAS COUNTY

2017 APR - 5 AM 8:29

FILED

Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as owner trustee on behalf of RBSHD 2013-1 Trust
c/o STATEBRIDGE COMPANY, LLC
5680 GREENWOOD PLAZA BLVD, SUITE 100 S, GREENWOOD VILLAGE, CO 80111

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

BEING LOT 11, IN BLOCK 2, OF SHEPERDS GLEN NO. 2, A REPLAT OF SOUTHRIDGE ESTATES NO. 2, AN ADDITION TO THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 97246, PAGE 16, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (the "Property")

REPORTED PROPERTY

ADDRESS: 2803 Granite Ave., Sachse, TX 75048

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer 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 their bid immediately in cash if their bid is accepted.

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 priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).


The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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.

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 on the 15 day of March, 2017

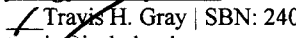
Respectfully,

JACK O'BOYLE & ASSOCIATES



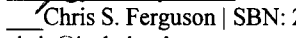
Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com



Travis H. Gray | SBN: 24044965

travis@jackoboyle.com



Chris S. Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

FILED

2017 MAR 22 PM 2:35

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, the real estate described on Exhibit "A" attached hereto (the "*Property*") is subject to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Woodbridge, filed on December 28, 2001 as Document No. 20011206001566800, in the Official Public Records of Collin County, Texas and as Document No. 200101654510, in the Official Public Records of Dallas County, Texas (the "*Declaration*") and any other applicable re-filings or replattings thereof and amendments or supplements thereto. The Declaration provides for the payment of assessments to Woodbridge Association, Inc. ("*Woodbridge*") which is secured by a lien against the lot of the non-paying owner.

WHEREAS, Woodbridge, on May 14, 2015, September 10, 2015 and May 3, 2016, sent notice of default in payment of assessments to **KHYBER HOLDINGS, L.L.C.**, being the reputed owner or current owner of the Property according to the records of Woodbridge; and

WHEREAS, Woodbridge, did record a Notice of Assessment Lien against the Property as Instrument Number 201500244254 in the Official Public Records of Dallas County, Texas.

WHEREAS, the said **KHYBER HOLDINGS, L.L.C.**, has continued to default in the payment of its indebtedness to Woodbridge and the same is now wholly due, and Woodbridge, acting by and through its duly authorized agent, intends to sell the Property to satisfy the present indebtedness of said owner to Woodbridge.

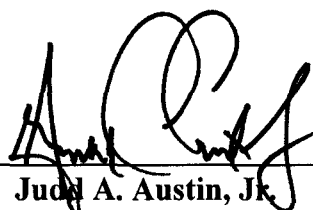
NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of May, 2017, between 10:00 a.m. and 4:00 p.m., **Woodbridge Association, Inc.** will sell the herein described real estate (including any improvements thereon) at public auction at the area outside on the north side of the George Allen 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 a 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 22nd day of March, 2017.

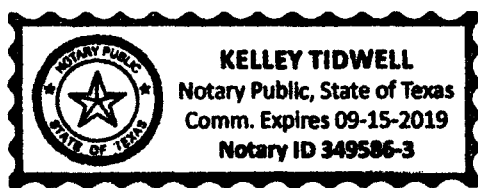
WOODBIDGE ASSOCIATION, INC.


By 
Judd A. Austin, Jr.
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, Jr., attorney for Woodbridge 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 22nd day of March, 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 37, Block A, of WOODBRIDGE, Phase 7A, an Addition to the City of Sachse, Dallas and Collin Counties, according to the Map or Plat thereof recorded in Volume 2002194, Page 10, Plat Records, Dallas County, Texas (the "Property").