

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR LEGAL 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

Date: June 1, 2020
Substitute Trustee: CYNTHIA A. SPENCER
Address of Substitute Trustee: 1102 Main Street, Garland, Dallas County, Garland, Texas 75040

Note

Date: September 6, 2018
Amount: \$182,000.00
Borrower: NICOLE HALSTIED
Lender: JONATHAN KUIPERS
Holder: JONATHAN KUIPERS

Deed of Trust

Date: September 6, 2018
Grantor: NICOLE HALSTIED
Lender: JONATHAN KUIPERS
Trustee: GEOFF J. HENLEY
Recording information: Instrument No. 201800252190 in the Real Property Records of Dallas County, Texas

2020 JUN 15 AM 11:30
JULIE HARRIS
COUNTY CLERK
DALLAS COUNTY

Property: Lot 3, in Block 12, of Sixth Installment of Southgate Estates, an addition to the Plat thereof recorded in Volume 51, Page 223, Map Records, Dallas County, Texas; also known as 4110 Ashville, Drive, Garland, Texas 75041

Foreclosure Sale

Date of Sale: July 7, 2020

Time of Sale: 10:00 A.M. and no later than 3 hours after that time

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

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 or cashier's check, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against any persons, including without limitation, the Substitute Trustee, Borrower, Lender, Beneficiary, Holder or Beneficiary's attorney.

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, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

If Lender 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 of the Deed of Trust by Lender. 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, 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 Substitute Trustee.



CYNTHIA A. SPENCER

NOTICE OF FORECLOSURE SALE

2020 JUN -9 AM 9:30

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CYNTHIA A. SPENCER

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 7th day of July 2020; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the Dallas County Courthouse, 600 Commerce Dallas, Texas.

Date of Deed of Trust: May 30, 2017

Grantor: Alfonso Rojas Hernandez and Rosa Maira Montero Arias

Original Trustee named in Deed of Trust: L. Scott Horne

Original amount of Secured Indebtedness: \$125,900.00

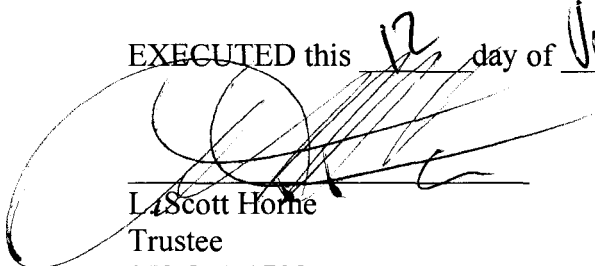
Original Beneficiary named in Deed of Trust: IMAP Acq, LLC

Property described in Deed of Trust: Lot 26, in Block 8/6764, of HILLSIDE OAKS PHASE 4, as shown by Map or Plat thereof recorded in the Official Public Records of Dallas County, Texas.

Also known as: 10407 Summer Oaks, Dallas, Texas 75227

Said Deed of Trust is recorded under Clerk's File No. 201700204079 in the Deed of Trust Records of Dallas County, Texas.

EXECUTED this 12 day of June, 2020

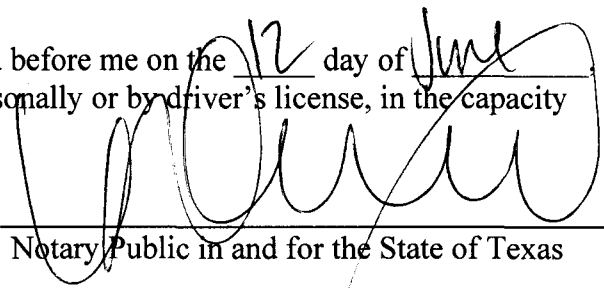


L. Scott Horne
Trustee
972-271-1700

FILED
2020 JUN 16 PM 3:21
JAMES W. WARRICK
COUNTY CLERK
DALLAS COUNTY
DALLAS, TEXAS

ACKNOWLEDGMENT

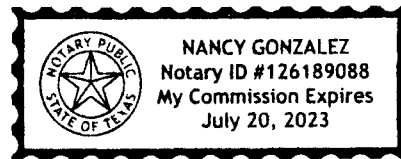
This instrument was acknowledged before me on the 12 day of June 2020, by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.



Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041



72917

EXHIBIT "A"

Being the following real property of BARRINGTON COURT, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 85133, Page 2103, Condominium Records of Dallas County, Texas, as affected by Supplemental Declaration of Merger and Annexation filed 10/30/1985, recorded in Volume 85213, Page 3422, Real Property Records, Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unit described below, in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit "C" attached to the Declaration; and also including the following parking and storage spaces as set forth in the Declaration:

Residential Unit: Unit 134, Building F

FILED

NOTICE OF ASSESSMENT LIEN SALE

2020 JUN 16 PM 1:52

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN K. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

WHEREAS, on or about October 4, 2019, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Julia Cooper, the present owner of said real property, to Forest West Owners Association, Inc. (the "Association"); and

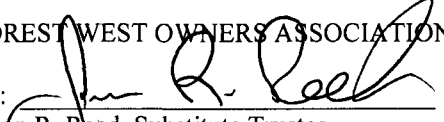
WHEREAS, the said Julia Cooper has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, July 7, 2020, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

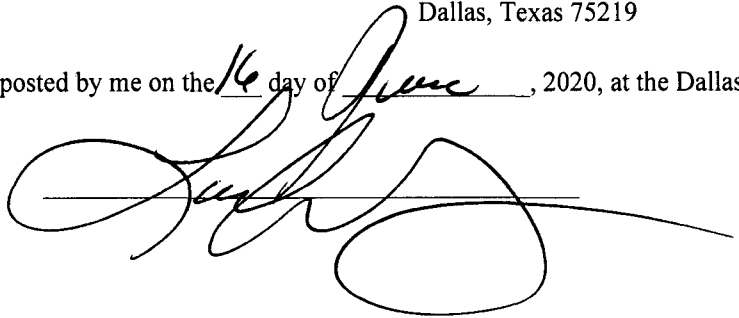
Said real estate is described as follows:

Unit 305, Building C, and an undivided interest in the common elements of Forest West Condominiums, a condominium regime in the City of Dallas, Texas, according to the Condominium Declaration recorded in Volume 81189, Page 2748 of the Condominium Records of Dallas County, Texas, the First Amendment to the Declaration recorded in Volume 82076, Page 2667 of the Condominium Records of Dallas County, Texas, the Second Amendment to the Declaration recorded in Volume 82128, Page 2339 of the Condominium Records of Dallas County, Texas, and the Restated and Amended Supplemental Declaration of Merger and Annexation Amendment recorded in Volume 82144, Page 2504 of the Condominium Records of Dallas County, Texas (3022 Forest Lane, Building C, Unit 305)

WITNESS my hand this 16 day of June, 2020

FOREST WEST OWNERS ASSOCIATION, INC.
By: 
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 16 day of June, 2020, at the Dallas County Courthouse in Dallas, Texas.



SUBSTITUTE TRUSTEE'S NOTICE OF SALE

FILED

Date: June 15, 2020

2020 JUN 16 PM 1:33

Substitute Trustee: **Thomas K. Broder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington**

Address of Substitute Trustee: 10440 N. Central Expressway, Suite 1550
Dallas, Texas 75231

Holder of Note and Lien: CrossTimbers Capital, Inc.

Note: Promissory Note in original principal amount of \$103,200.00

Deed of Trust:

Date: August 30, 2017

Grantor: Sergio Arturo Ibarra

Lender: CrossTimbers Capital, Inc.

Recording Information: Instrument Number 201700249957

Property:

BEING all that certain 0.831 acre tract of land situated in the Robert Kleberg Survey, Abstract No. 716, Dallas County, Texas, and being all that certain tract of land conveyed to Billy C. Boren by deed recorded under Instrument No. 201700207863 and 201711210764, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" capped iron rod found for the west corner of said Boren tract, and being the south corner of a tract of land conveyed to Rogelio Salazar by deed recorded in Volume 2005182, Page 6735, Official Public Records, Dallas County, Texas;

THENCE North 45 degrees 14 minutes 06 seconds East, along the southeast line of said Salazar tract, for a distance of 217.29 feet, to a ½" capped iron rod found for corner in the southwest right-of-way line of Elm Spring Road (50' R.O.W.);

THENCE South 34 degrees 15 minutes 56 seconds East, along the southwest right-of-way line of said Elm Spring Road, for a distance of 169.41 feet, to a ½" capped iron rod set for corner stamped "RPLS 5633" in the northwest right-of-way line of Great Oak Drive (40' R.O.W.);

THENCE South 45 degrees 14 minutes 06 seconds West, along the northwest right-of-way line of said Great Oak Drive, for a distance of 217.25 feet, to a 5/8" iron rod found for corner;



THENCE North 34 degrees 16 minutes 49 seconds West, a distance of 169.40 feet , to the POINT OF BEGINNING, and containing 0.831 acres or 36,191 square feet of land.

commonly known as 2501 Great Oak Drive, Dallas, Texas 75253

County: Dallas County, Texas

Date of Sale: July 7, 2020. The earliest time at which the sale shall occur is 1:00 p.m.

Time of Sale: 1:00 p.m. – 4:00pm.

Place of Sale of Property: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Holder of the Note and Lien has appointed Thomas K. Broder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington, or any one of them, as Substitute Trustee under the Deed of Trust. Holder of the Note and Lien has instructed Substitute Trustee to offer the property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder, for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.


Thomas K. Broder / Substitute Trustee

NOTICE OF TRUSTEE'S FORECLOSURE SALE

FILED

2020 JUN 18 PM 3:49

JOHN E. WARRICK
COUNTY CLERK
DALLAS COUNTY
BY _____

Original Deed of Trust Information

Date: February 5, 2019
Grantor(s): A Better Place, LLC.
Original Beneficiary: Topletz Properties Partnership, LLC.
Original Principal Amount: FORTY FIVE THOUSAND DOLLARS & NO CENTS (\$45,000.00)
Property: Lot 3, Block 4340, 50 x 175 Opal 192.8 FR Ann Arbor, according to the map or plat thereof recorded, in Volume 76058, Page 1916, of the real property records, of Dallas County, Texas and also being known as 4242 Opal Avenue, Dallas, Texas 75216.

Sale Information

Trustee: M.L. Levin
Trustee Address: 7509 Inwood Rd., Dallas, TX 75209.
Date of Sale: Tuesday, July 7, 2020
Time of Sale: The sale shall begin no earlier than 10:00 a.m., and no later than three hours thereafter.
Place of Sale: THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING, 600 COMMERCE STREET, DALLAS TEXAS.

WHEREAS, the above-named Grantor(s) (the "Grantor") previously conveyed the above-described property (the "Property") in trust to secure payment of the promissory note (the "Note") set forth in the above-described Deed of Trust (the "Deed of Trust");

WHEREAS, the above-named Current Beneficiary (the "Beneficiary") is legal owner and holder of the Note; and;

WHEREAS, the Beneficiary declared a default in the payment of installments and property taxes and other provisions required by the Note and Deed of Trust;


WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Beneficiary accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable; and

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Beneficiary;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that;

1. Beneficiary has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. The property will be sold to the highest bidder for cash.
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", and no representation is made concerning the quality or nature of title to be acquired or physical condition of property. Purchasers will receive whatever interest or rights the Grantor(s) of the note and/or the Beneficiary of said note had.
5. Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.
6. All bidders must bid based on having cash in hand at such auction, or provide a \$1,500 non-refundable hold deposit to provide such funds within 1 hour of such sale.



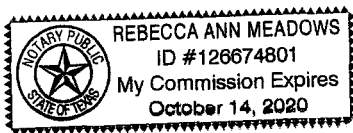
M.L. Levin, Trustee
7509 Inwood Rd., #300, Dallas, TX 75209
Phone: (214) 350-7555

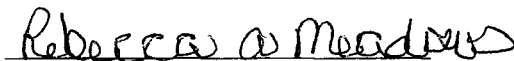
(Acknowledgement)

STATE OF TEXAS §

COUNTY OF DALLAS §

On this day personally appeared before me **M.L. Levin, in the capacity stated therein,** to me known to be the individual described hereinabove and who executed the foregoing instrument, and acknowledged that he signed and acknowledged the same. GIVEN under my hand and official seal on this 9th day, of June, 2020, NOTARY PUBLIC in and for the State of Texas.




Notary Signature

AFTER RECORDING, RETURN TO: 7509 Inwood Rd., Dallas, TX 75209