

NOTICE OF SALE

Address: 611 Cimarron Trail  
Irving, TX 75063

Property: **Unit 611 and an undivided interest in the General and Limited Common Elements of Tree Top III Condominiums according to the Condominium Declaration for Tree Top III Condominiums recorded in Volume 85056, Page 3797 of the Real Property Records of Dallas County, Texas, and the Supplemental Declaration recorded in Volume 85114, Page 3196, of the Real Property Records of Dallas County, Texas**

Sale Information:

Date of Sale: May 1, 2018

Time of Sale: 10:00 a.m. or within three hours thereafter

Place of Sale: The area outside on the northside of the George Allen Courts Building facing Commerce Street below the overhand or the place designated by the Dallas County Commissioner's Court

Owner: **Nancy Grunstad**

WHEREAS, Owner purchased a unit in the TREE TOP III CONDOMINIUMS subject to the Declaration recorded in Volume 85056, Page 3797 of the Condominium Records of Dallas County, Texas, (referred to hereafter as the "Declaration"), which said Declaration provided for an Assessment Lien; and

WHEREAS, TREE TOP III OWNERS ASSOCIATION, INC. has an Assessment Lien against the property described below by the Declaration; and

WHEREAS, default has occurred in the payment of the assessments pursuant to said declaration and the same are now wholly due, and TREE TOP III OWNERS ASSOCIATION, INC., the owner and holder of the unpaid assessments, has requested the undersigned to sell said property to satisfy said indebtedness.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on the Date of Sale, I will sell said property and real estate at the Place of Sale to the highest bidder for cash, "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 the title to be acquired. 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 except the warranties authorized in the Declaration. There will be no warranty relating to title, possession, quiet enjoyment, or the like for the personal property in this disposition.

**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, 2018.

JOHN F. WARREN  
COUNTY CLERK



Mike D. Gibbs  
9044 Maple Glen  
Dallas, TX 75231

2018 APR -9 PM 3:28

FILED

393653  
1304 Pearson Rd.  
Irving, Texas 75061

FILED  
2018 APR -9 PM 12:38  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

NOTICE OF TRUSTEE'S SALE  
and  
APPOINTMENT OF SUBSTITUTE TRUSTEE

**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.**

WHEREAS, on April 26, 2010, Iris Villasana Campo executed a Deed of Trust conveying to Darrin W. Stanton, Trustee, the real property hereinafter described, to secure 1304 Pearson Rd. Trust, in the payment of a debt therein described, said Deed of Trust being recorded in Clerk's File No. 201000111508, Official Public Records of Dallas County, Texas.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt 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.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate David Garvin or Jack Beckman or Kelly Goddard or Michelle Schwartz, the Substitute Trustee(s) in the above described Deed of Trust and/or 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 said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 1, 2018, at 11:00 o'clock a.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Dallas, Dallas County, Texas.

Said real property is described as follows:

THE SOUTH 50 FEET OF THE NORTH 155 FEET OF LOT 6 OF NORTH-O-IRVING ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 179 OF THE MAP RECORDS, DALLAS

COUNTY, TEXAS.

The Deed of Trust permits the Beneficiary 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.

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 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 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, Mortgagor, Mortgagee or the Mortgagee's attorney.

Default has occurred under the Deed of Trust, and the beneficiary has requested the above named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute trustee to conduct the 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.**

The Substitute Trustee's address is c/o WEST & WEST ATTORNEYS, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on 9 day of April 2018.



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NORTH O. WEST, State Bar No. 21204000  
Attorney or Authorized Agent for the  
Mortgagee or Mortgagee's Servicer  
WEST & WEST ATTORNEYS, P.C.  
2929 Mossrock, Suite 204  
San Antonio, Texas 78230

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE APR -9 PH12: 28

THE STATE OF TEXAS §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, LIN & LIU REALTY, LLC, a Texas limited liability company (hereinafter called the "Borrower"), executed a Deed of Trust, Security Agreement and Financing Statement dated September 11, 2014, to WALTER A. SCHROEDER, TRUSTEE, duly recorded under Clerk's File Number 201400238635 of the Official Public Records of Real Property of Dallas County, Texas (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called the "Deed of Trust"), to secure, inter alia, payment of certain indebtedness evidenced by that certain Promissory Note dated September 11, 2014,, executed by the Borrower and LIU & LIN INC., a Texas corporation, and payable to the order of AMERICAN FIRST NATIONAL BANK (hereinafter called the "Lender"), in the original principal sum of NINE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$920,000.00) (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called the "Note"), as the same may have been modified by instruments dated September 22, 2015 and April 20, 2016, to all which instruments reference is hereby made for all purposes; and

WHEREAS, the Lender is the present owner and holder of the Note and such indebtedness, and the mailing address of the Lender is 9999 Bellaire Blvd., Houston, Texas 77036; and

WHEREAS, after default in the payment of the indebtedness described in the Deed of Trust and pursuant to the specific provisions of the Deed of Trust, the Lender appointed me, the undersigned, GEORGE COX, as Substitute Trustee under the Deed of Trust, and requested that the Deed of Trust be enforced in accordance with the terms and provisions thereof:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, GEORGE COX, Substitute Trustee, as aforesaid, hereby give notice that I will accordingly, after due publication of this notice as required by the Deed of Trust and the laws of the State of Texas, sell at public auction to the highest bidder or bidders for cash, commencing no earlier than 10:00 o'clock a.m. and no later than three (3) hours thereafter, and will be completed no later than 4:00 P.M., on the first Tuesday in May 2018, the same being May 1, 2018, the property set out in and described by the Deed of Trust, and described as:

See Exhibit "A", which is attached hereto and incorporated herein by reference for all purposes

together with all and singular those rights, titles and interests, estates, reversions and remainders as may be granted by the Deed of Trust.

The above described property is being sold subject to all matters which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein, and will be sold without any express or implied warranties, except as to warranties of title, and AS IS, WHERE IS in its present condition at the buyer's own risk.

In accordance with an order of the Commissioner's Court of Dallas County, Texas or as otherwise provided for by law, the foreclosure sale will take place at the place designated foreclosure sales, specifically the North Side of the George L. Allen, Sr. Courts Building, 600 Commerce Street, Dallas, Texas 75202, facing Commerce Street below the overhang.

**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 April 3, 2018.

A handwritten signature in black ink, appearing to read "George Cox", is written over a solid horizontal line.

George Cox,  
Substitute Trustee  
9999 Bellaire Blvd.  
Houston, Texas 77036

# EXHIBIT "A"

## Legal description of land:

Tract 1: Lot 1-R-1, Block A of Marshall Addition, Second Revision, an addition to the City of Irving, Dallas County, Texas, recorded in Volume 2002217, Page 1 of the Map Records of Dallas County, Texas, and said lot being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Lot 1, Block A of Wal-Mart Addition (Amended), an addition to the City of Irving, Texas, recorded in Volume 93161, Page 1238, Map Records, Dallas County, Texas and said point being in a southeast R.O.W. line of W. Airport Freeway (State Highway 183 - a variable width R.O.W.);

THENCE S 73° 02' 21" E 44.09 feet along the southeast line of W. Airport Freeway to a cross cut at the common northeast corner of said Lot 1-R-1 and the westernmost northeast corner of Lot 2-R-1 of the aforementioned addition and at the Beginning Point;

THENCE S 18° 48' 31" E 48.05 feet along the common line of said Lots 1-R-1 and 2-R-1 to a cross cut for corner;

THENCE S 00° 25' 02" W 128.78 feet along the common line of said Lots 1-R-1 and 2-R-1 to a cross cut for corner;

THENCE S 17° 09' 34" W 59.52 feet along the common line of said Lots 1-R-1 and 2-R-1 to a cross cut for corner;

THENCE N 65° 13' 45" W 120.08 feet along the common line of said Lots 1-R-1 and 2-R-1 to a cross cut for corner;

THENCE N 23° 07' 29" E 13.44 feet along the common line of said Lots 1-R-1 and 2-R-1 to a 3/8 inch iron rod found for corner;

THENCE N 67° 34' 36" W 44.54 feet along the common line of said Lots 1-R-1 and 2-R-1 to a cross cut for corner;

THENCE S 69° 12' 46" W 39.79 feet along the common line of said Lots 1-R-1 and 2-R-1 to a 3/8 inch iron rod found for corner;

THENCE N 21° 44' 20" W 29.08 feet along the common line of said Lots 1-R-1 and 2-R-1 to a nail found for corner;

THENCE N 00° 37' 58" East 15.68 feet along the common line of said Lots 1-R-1 and 2-R-1 to a cross cut for corner;

THENCE S 89° 22' 02" E 10.00 feet along the common line of said Lots 1-R-1 and 2-R-1 to a cross cut for corner;

THENCE N 00° 37' 58" E 17.50 feet along the common line of said Lots 1-R-1 and 2-R-1 to a cross cut for corner;

THENCE N 89° 22' 02" W 10.00 feet along the common line of said Lots 1-R-1 and 2-R-1 to a cross cut for corner;

THENCE N 00° 37' 58" E 32.81 feet along the common line of said Lots 1-R-1 and 2-R-1 to a 3/4 inch iron rod set for corner in the southeast line of W. Airport Freeway;

THENCE N 68° 55' 45" E 174.38 feet along the southeast line of W. Airport Freeway to a 3/4 inch iron rod set for corner;

THENCE N 73° 02' 21" E 33.93 along the southeast line of W. Airport Freeway to the point of beginning and

containing 31,843.37 square feet or 0.7310 acres of land.

Tract 2: Easement rights appurtenant to said tract as created in instrument recorded in Volume 83131, Page 634, as affected by instrument recorded in Volume 84102, Page 147, Official Records, Dallas County, Texas, being a strip of land to be used for ingress and egress purposes located in Lot 1, Block A, Marshall Addition, an addition to the City of Irving, Dallas County, Texas as recorded in Volume 83125, Page 4088, Map Records, Dallas County, Texas and being more particularly described by metes and bounds in Exhibit A attached hereto and incorporated herein for all purposes.

Tract 3: Easement rights appurtenant to said tract as created in instrument recorded in Volume 83131, Page 634, as affected by instrument recorded in Volume 84102, Page 147, Official Records, Dallas County, Texas, being the west 12.50 feet of a proposed 25 foot wide private access easement (referred to as "the common drive"), to be used for ingress and egress purposes and being a part of Lot 1, Block A, Marshall Addition, an addition to the City of Irving, Dallas County, Texas and being more particularly described by metes and bounds in Exhibit A attached hereto and incorporated herein for all purposes.

Tract 4: Easement rights appurtenant to said tract as created in instrument recorded in Volume 83131, Page 634, as affected by instrument recorded in Volume 84102, Page 147, Official Records, Dallas County, Texas, being a 5 foot by 10 foot tract situated in Lot 1, Block A, Marshall Addition, an addition to the City of Irving, Dallas County, Texas to be used for the construction and maintenance of a private pole sign and being more particularly described by metes and bounds in Exhibit A attached hereto and incorporated herein for all purposes.

Tract 5: Easement rights appurtenant to said tract as created by instrument recorded in Volume 83131, Page 634, as affected by instrument recorded in Volume 84102, Page 147, Official Records, Dallas County, Texas, being a tract out of 3.366 acres Lot 2, Block A, Marshall Addition, an addition to the City of Irving, Dallas County, Texas according to the map or plat recorded in Volume 83125, Page 4088, Map Records, Dallas County, Texas and being more particularly described by metes and bounds in Exhibit A attached hereto and incorporated herein for all purposes.



**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 01, 2018

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 September 30, 2005 and recorded in Document CLERK'S FILE NO. 200503536734 real property records of DALLAS County, Texas, with JASON T. JACKSON AND TRACY D JACKSON, grantor(s) and NEW CENTURY MORTGAGE CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JASON T. JACKSON AND TRACY D JACKSON, securing the payment of the indebtednesses in the original principal amount of \$23,850.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. OCEAN 18, 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. MORTGAGE DEFAULT SERVICES, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MORTGAGE DEFAULT SERVICES  
2608 WEST HOWESDALE ROAD  
SPOKANE, WA 99208

\_\_\_\_\_  
MICHAEL HARRISON, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL  
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:

FILED  
JOURN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
MAR 29 - 9 PM 12: 17



NOS00000006708929

**EXHIBIT "A"**

LOT 14, BLOCK 17, OF SEVENTH INSTALLMENT OF THE NORTHGATE WEST ADDITION, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42, PAGE 231, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000006708929

**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 01, 2018

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 May 29, 2002 and recorded in Document VOLUME 2002111, PAGE 07317; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 201300070060 real property records of DALLAS County, Texas, with VICTOR ORTEGA AND MARICELA PEREZ, grantor(s) and ALLIED MORTGAGE CAPITAL CORP., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by VICTOR ORTEGA AND MARICELA PEREZ, securing the payment of the indebtednesses in the original principal amount of \$72,792.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

MICHAEL HARRISON, ROBERT FORSTER, 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, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN THOMAS

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001, 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 F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 APR -9 PM12:17

FILED



NOS0000007209737

0000007209737

DALLAS

**EXHIBIT "A"**

BEING LOT 1, BLOCK A OF LAVETTA'S PLACE AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2001246, PAGE 143, MAP RECORDS, DALLAS COUNTY,  
TEXAS.



NOS0000007209737

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 15, IN BLOCK 1, OF PLACE NO. 2, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 159, PLAT RECORDS, DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/07/2013 and recorded in Document 201300315853 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: 10:00 AM
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 DOROTHY M. LEE, provides that it secures the payment of the indebtedness in the original principal amount of \$77,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FEDERAL NATIONAL MORTGAGE ASSOCIATION is the current mortgagee of the note and deed of trust and SETERUS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is FEDERAL NATIONAL MORTGAGE ASSOCIATION c/o SETERUS, INC., 14523 SW Millikan Way Suite 200, Beaverton, OR 97005 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 BRETT BAUGH, JOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, ROBERT AGUILAR, BRENT GRAVES, WENDY LAMBERT, TROY ROBINETT, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN THOMAS, MICHAEL D. VESTAL, WES WEBB, MICHAEL W. ZIENTZ, L. KELLER MACKIE, CARL NIENDORFF, 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.

[Signature]
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

[Signature]
BRETT BAUGH, JOHN BEAZLEY, KENNY SHIREY,
RICK MONTGOMERY, CRAIG MUIRHEAD, AARON
PARKER, CLAY GOLDEN, ROBERT AGUILAR, BRENT
GRAVES, WENDY LAMBERT, TROY ROBINETT, TERRY
WATERS, MATT HANSEN, FREDERICK BRITTON,
SHAWN SCHILLER, LOGAN THOMAS, MICHAEL D.
VESTAL, WES WEBB, MICHAEL W. ZIENTZ, L.
KELLER MACKIE, CARL NIENDORFF, TRACEY
MIDKIFF, KRISTEN WALL, Donna Stockman or David
Stockman
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

FILED
2018 APR -5 PM 4: 07
JOHN P. WARREN
COUNTY CLERK
DALLAS COUNTY

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.

**NOTICE OF SUBSTITUTE TRUSTEES FORECLOSURE SALE**

Pursuant to the terms of a Deed of Trust dated August 31, 2017 by Better Way Acquisitions, LLC, a Texas Limited Liability Company, (Grantor) executed by Alejandra Pacheco as sole Member of Better Way Acquisitions, LLC and payable to Lender, NSA Partners, Ltd. ("Deed of Trust"):

Dated: August 31, 2017

Grantor: Better Way Acquisitions, LLC, a Texas Limited Liability Company ("Grantor")

Original Trustee: Robert A. Miller, Jr.

Lender: NSA Partners, Ltd., a Texas Limited Partnership

Recorded in: The Real property records of Dallas County, Texas as Instrument number 201700252828.

Legal Description: The Real Property recorded in the Real Property Records of Dallas County, Texas as being part of Lots 15 and 16, in Block 5, of the Second Installment of University Hills, an addition to the Map or Plat thereof recorded in Volume 381, Page 1247, of the Map records of Dallas County, Texas and conveyed to Better Way Acquisitions, LLC by Deed recorded in Instrument No. 2001500161413, Deed Records, Dallas County, Texas. A complete legal description is attached hereto as Exhibit "A".

Secures: That Certain Promissory note ("Note") in the original principal amount of \$390,000.00, executed Alejandra Pacheco, as sole Member of Better Way Acquisitions, LLC ("Borrower") and payable to the order of Lender.

Substitute Trustee: Michael R. Rake

Substitute Trustee's Address: P.O. Box 1556, Lake Dallas, TX, 75065

Foreclosure Sale:

FILED  
2017 APR -4 PM 3:45  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

- 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:** North Side of the George Allen Courts Building facing 600 Commerce Street below the overhang, or as designated by the County Commissioners.
- 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 NSA Partners, Ltd., a Texas Limited Partnership'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, NSA Partners, Ltd., a Texas Limited Partnership, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of NSA Partners, Ltd., a Texas Limited Partnership's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with NSA Partners, Ltd., a Texas Limited Partnership'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If NSA Partners, Ltd., a Texas Limited Partnership 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 NSA Partners, Ltd., a Texas Limited Partnership. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

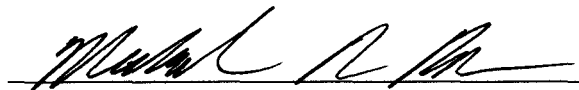
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under

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.

**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.**

**Signed this 4<sup>th</sup> day of April, 2018.**



**Michael R. Rake, Attorney at Law**

P.O. Box 1556

Lake Dallas, TX 75065

Tel. & Fax: 940-498-2103

E-mail: [mrake1@mrakeattorney.com](mailto:mrake1@mrakeattorney.com)



EXHIBIT "A"

**LAND DESCRIPTION**

BEING part of Lots 15 and 16, Block 5, of Second Installment of University Hills, an addition to the City of Irving, Dallas County, Texas, according to the Map thereof recorded in Volume 381, Page 1247, of the Map Records of Dallas County, Texas and being all of that certain tract of land conveyed to Better Way Acquisitions by deed recorded in Instrument No. 201500161413, Deed Records, Dallas County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northeast right-of-way line of Coronado Street (a 50' right-of-way) at the most Southern corner of said Lot 15, from which a 5/8 inch iron rod found for reference bears North 43 degrees 33 minutes 51 seconds East, a distance of 1.02 feet, said point also being on a curve to the right having a radius of 217.74 feet, a central angle of 30 degrees 08 minutes 59 seconds, and a chord which bears North 31 degrees 40 minutes 37 seconds West, a distance of 113.25 feet;

THENCE in a Northwesterly direction along said Northeast line of Coronado Street, an arc distance of 114.56 feet to a point for corner, from which a 1/2 inch iron rod found for reference bears North 13 degrees 10 minutes 30 seconds West, a distance of 5.47 feet;

THENCE North 67 degrees 56 minutes 34 seconds East along the North line of said Better Way Acquisitions tract, a distance of 146.22 feet to a fence post found for corner in the East line of said Lot 16;

THENCE South 16 degrees 43 minutes 31 seconds East, along said East line of said Lots 16 and 15, a distance of 56.59 feet to a fence post found for corner at the most Eastern corner of Lot 15;

THENCE South 43 degrees 33 minutes 51 seconds West, along the Southeast line of said Lot 15, a distance of 134.00 feet to the PLACE OF BEGINNING and containing 12,024 square feet or 0.276 acres of land more or less.

Commonly known as: 3102 Coronado Street, Irving, Texas 75062

**Filed and Recorded  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
09/07/2017 12:44:29 PM  
\$134.00  
201700252828**



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

**DEED OF TRUST INFORMATION:**

**Date:** 01/15/2003  
**Grantor(s):** NEMELEE L. JIAO AND WILBERT D. JIAO, WIFE AND HUSBAND  
**Original Mortgagee:** NEW HOME TEAM FINANCIAL, LTD BY TXL MANAGEMENT CORPORATION, ITS GENERAL PARTNER  
**Original Principal:** \$181,000.00  
**Recording Information:** Book 2003022 Page 03470 Instrument 2179231  
**Property County:** Dallas  
**Property:** BEING LOT 21, BLOCK B OF MANDOLIN COLLECTION, PHASE II, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 87018, PAGE 4450, MAP RECORDS, DALLAS COUNTY, TEXAS.  
**Reported Address:** 9440 BLUE JAY WAY, IRVING, TX 75063

**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 1st day of May, 2018  
**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, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, 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, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, 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, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, 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,

Bonial & Associates, P.C.

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2018 APR - 5 PM 4: 07

FILED