

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

18

STATE OF TEXAS

ORIGINAL

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Johnson

WHEREAS, on **April 24, 2000**, **Olivia Perez**, as grantor(s) executed a Deed of Trust to ADAK Properties L.L.C., transferred by Assignment of Lien to **Advantage Opportunities LP**, filed in **Deed Records, Johnson County, Texas**, certain real property located in the County of **Johnson**, State of Texas, and being more particularly described as **Lot 16, Block 4, Cherry Ridge**, to secure payment of one certain Real Estate Note in the amount of, **\$22,500.00** (the note), the Deed of Trust being recorded in Deed Records, **Johnson County, Texas**, in **Volume 2471, Page 394**. WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **Advantage Opportunities LP**, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **1:00 p.m.** and not later than **4:00 p.m.** on the first Tuesday in December, 2016 at the **Johnson County Courthouse, Cleburne, Texas**. The same being **December 6, 2016, At the west steps of the Historic Johnson County Courthouse located @ 2 North Main Street, Cleburne, Texas**.

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.

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on November 1, 2016.



Emory Russell
Substitute Trustee

After Filing Return To:
Advantage Opportunities LP
8659 White Settlement Rd.
Fort Worth, Texas 76108

POSTED

10:08 A.M. _____ P.M.

NOV 02 2016

Becky Ivey
County Clerk, Johnson County Texas

BY CW DEPUTY

NOTICE OF ACCELERATION AND 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: December 6, 2016

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place THE BASE OF THE COURTHOUSE STEPS ON THE WEST SIDE OF THE JOHNSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

1. Terms of Sale. Cash.

2. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 14, 2016, and recorded in Document INSTRUMENT NO. 2016-13835 real property records of JOHNSON County, Texas, Billy D. Pruiett and Diane Garcia grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS"), AS NOMINEE, mortgagee.

3. Obligations Secured. Deed of Trust or Contract Lien executed by Billy D. Pruiett and Diane Garcia, securing the payment of the indebtednesses in the original principal amount of \$61,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Larry Leach is the current mortgagee of the note and Deed of Trust or Contract Lien.

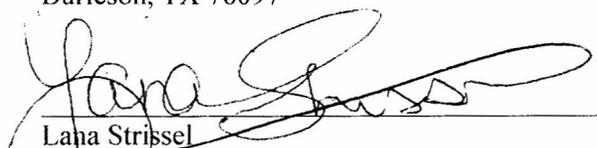
4. Property to Be Sold. The property to be sold is described as follows:

Lot 1, Block 849, of Avondale Addition, an addition to the city of Cleburne, Johnson County, Texas, according to the Plat thereof recorded in Volume 243, Page 639, of the deed of records of Johnson County, Texas.

Also known as: 515 Marengo Cleburne, TX 76031.

5. 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. Larry Leach, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o Larry Leach
PO Box 1971
Burleson, TX 76097


Lana Strissel
Trustee
10 N Caddo St. # 123
Cleburne, TX 76031

POSTED

A.M. 1:36 P.M.

NOV 08 2016

Becky Ivey
County Clerk, Johnson County Texas

BY  DEPUTY

21

POSTED

11:34 A.M. P.M.

NOTICE OF FORECLOSURE SALE

NOV 09 2016

THE STATE OF TEXAS §
COUNTY OF JOHNSON §

KNOW ALL MEN BY THESE PRESENTS, Becky Ivey County Clerk, Johnson County Texas DEPUTY

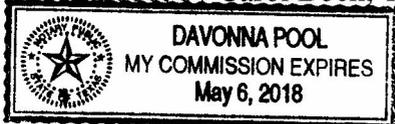
Pursuant to the authority conferred upon me by that certain Deed of Trust executed by KEVEN FLOYD and wife, CARA FLOYD of JOHNSON County, Texas, to ANGELA BLACK, TRUSTEE, dated APRIL 10, 2006, for the benefit of the Beneficiary therein identified, duly recorded under Clerk's File No. 015084 of the Official Public Records of Real Property of JOHNSON County, Texas, securing the payment of that one certain promissory note in the original principal amount of TWENTY-FOUR THOUSAND FIVE HUNDRED FIFTY DOLLARS AND NO/100 DOLLARS (\$24,550.00), I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on Tuesday, December 6, 2016, (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the County Commissioners Court at the hour of 10:00, a.m. or within three hours thereafter of that day, the property described as follows in attached Exhibit "A":

EXECUTED this 7th day of NOVEMBER, 2016.

Carol Boen
CAROL BOEN
Trustee

THE STATE OF TEXAS §
COUNTY OF JOHNSON §

The foregoing instrument was acknowledged before me on the 7TH day of November, 2016, by Carol Boen, Trustee.



Davonna Pool
NOTARY PUBLIC, STATE OF TEXAS
Davonna Pool
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:
5-6-2018

EXHIBIT "A"

All that certain lot, tract, or parcel of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 88, Johnson County, Texas, and being a portion of a certain 5.0 acre tract, recorded in Volume 556, Page 256, Deed Records, Johnson County, Texas, and also being a portion of that certain 2.17 acre tract, and the 0.47 acre tract, both recorded in Volume 954, Page 254, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" iron rod set, being in the West line of said 2.17 acre tract, same being the West line of a M. Terry Tract, recorded in Volume 1042, Page 411, Deed Records, Johnson County, Texas, being North 03 degrees, 24 minutes, 37 seconds, East, 135.12 feet, from the Southwest corner of said 2.17 acre tract, and generally being in a fence line;

THENCE North 03 degrees, 24 minutes, 37 seconds, East, with the West line of said 2.17 acre tract, same being the East line of said Terry Tract, generally along a fence line, passing the Northeast corner of said Terry Tract, same being the Southeast corner of a Texas Conference Association Tract, recorded in Volume 943, Page 298, Deed Records, Johnson County, Texas continuing with the East line of said Conference Tract, passing at 43.31 feet, the Northwest corner of the said 2.17 acre tract, same being the Southwest corner of said 5.0 acre tract, and the East line of said Conference Tract, a total distance of 84.93 feet, to a 1/2" iron rod set, for a corner;

THENCE South 85 degrees, 53 minutes, 10 seconds, East, a distance of 390.53 feet, to a 1/2" iron rod set, being in the East line of said 5.0 acre tract, also being the West line of County Road No. 803;

THENCE South 36 degrees, 27 minutes, 58 seconds, West, with the East line of said tract, and the West line of said County Road, a distance of 49.29 feet, to a 5/8" iron rod found, at the Southeast corner of said 5.0 acre tract, same being the Northeast corner of said 0.47 acre tract;

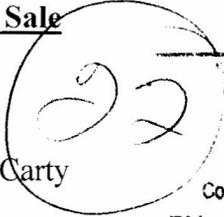
THENCE South 24 degrees, 48 minutes, 23 seconds, West, with the East line of said 0.47 acre tract, and continuing with the West line of said County Road, a distance of 123.20 feet, to a 1/2" iron rod set for a corner;

THENCE North 73 degrees, 13 minutes, 13 seconds, West, a distance of 327.96 feet, to the POINT OF BEGINNING, and containing 1.0 acre of land, more or less.

Notice of Substitute Trustee's Sale

POSTED

A.M. 12:35 P.M.



NOV 10 2016

Date: November 8, 2016

Substitute Trustee: Brian Ford, Brian Burks or Jennifer McCarty

Mailing: P.O. Box 717
Waxahachie, Ellis County, Texas 75168

Physical: 200 North Elm Street
Waxahachie, Ellis County, Texas 75165

Becky Ivey
County Clerk, Johnson County, Texas
BY  DEPUTY

Lender: Citizens National Bank of Texas

Note: A certain promissory note executed by 5 Point Endeavors, LLC and 5 Point Industry Services, LLC in the original principal amount of \$300,000.00, dated January 8, 2015, (if applicable) as thereafter modified, bearing interest as therein specified, payable to Citizens National Bank of Texas, and containing an attorney's fee clause, with interest and principal being payable as therein specified.

Deed of Trust:

Date: January 8, 2015

Grantor: 5 Point Endeavors, LLC

Lender: Citizens National Bank of Texas

Recording information:

Said Deed of Trust being recorded in the Real Property Records of Johnson County, Texas under Document Number 2015-551.

Property: Tract 1: Lot 2-R, in Block 1 of the WOOLARD ACRES, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Volume 10, Page 401, Plat Records, Johnson County, Texas.

Tract 2: Lot 4, in Block 1, of the WOOLARD ACRES, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Volume 3, Page 33, Plat Records, Johnson County, Texas.

County: Johnson County

Date of Sale (first Tuesday of month): December 6, 2016

Time of Sale: between 1:00 p.m. and 4:00 p.m.

Place of Sale: Johnson County Courthouse in the location designated by the Johnson County Commissioners.

Lender has appointed Brian Ford, Brian Burks or Jennifer McCarty as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

The Substitute Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

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 hours thereafter.

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.



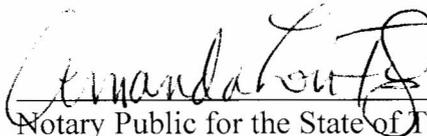
Brian Ford, Brian Burks or Jennifer McCarty,
Substitute Trustee

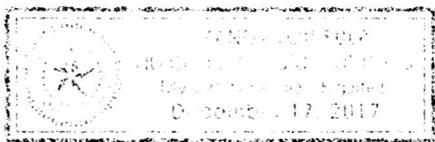
STATE OF TEXAS §

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COUNTY OF ELLIS §

This instrument was acknowledged before me on November 8, 2016, by Brian Ford, Substitute Trustee.



Notary Public for the State of Texas

Time of Sale: between 1:00 p.m. and 4:00 p.m.

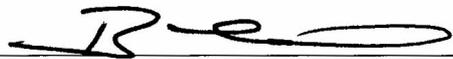
Place of Sale: Johnson County Courthouse in the location designated by the Johnson County Commissioners.

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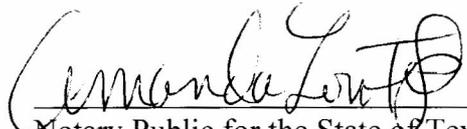
Brian Ford, Brian Burks or Jennifer McCarty,
Substitute Trustee

STATE OF TEXAS §

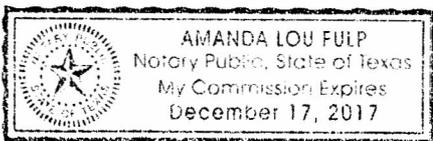
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COUNTY OF ELLIS §

This instrument was acknowledged before me on November 8, 2016, by Brian Ford, Substitute Trustee.



Notary Public for the State of Texas



NOTICE OF FORECLOSURE SALE

POSTED

10:03 A.M. _____ P.M.

NOV 14 2016

**Becky Ivey
County Clerk, Johnson County Texas**

BY CW DEPUTY

24

State of Texas §
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County of Johnson §

Notice is hereby given of a public non-judicial foreclosure sale.

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

BEING LOT 5, BLOCK 3, OF LAKEVIEW ESTATES, AN ADDITION TO THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 161 OF THE PLAT RECORDS, JOHNSON COUNTY, TEXAS.

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

Date: **December 6, 2016**

Time: The sale shall begin no earlier than **10:00 AM** or no later than three hours thereafter.

Place: **Johnson** County Courthouse in **Cleburne, Texas**, at the following location: the area designated by the Commissioners Court of **Cleburne, Johnson County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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 refiling 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.

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.

3. 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 Mortgagee of Record 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 nature and extent of such matters, if any.

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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Harry Barton**.
5. Obligations Secured. The Deed of Trust is dated **January 29, 2010**, and is recorded in the office of the County Clerk of **Johnson County, Texas**, in/under **Document No. 201000003244, Official Public Records of Johnson County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$75,000.00**, executed by **Harry Barton**, and payable to the order of **SFMC, LP DBA Service First Mortgage Company**.

Original Mortgagee: SFMC, LP DBA Service First Mortgage Company.

Current Mortgagee of Record: Nationstar Mortgage LLC whose address is **8950 Cypress Waters Blvd., Coppell, TX 75019**.

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

7. 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.

Sent by: Jeffrey B. Lewis
Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED November 14, 2016.



Kelly Goddard and/or Darian Goddard and/or David Garvin and/or Joyce McGrady, Sara Edgington, Bob Dickerson, Troy Robinett, Bruce Miller, Kenny Shirey, Wendy Lambert, Aaron Parker, Doug Rodgers, Terry Waters, Robert Aguilar, John Person, Markcos Pineda, Aurora Campos, Jonathan Schendel, Ramiro Cuevas, Shawn Schiller, Substitute Trustee
c/o Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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.

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: December 06, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: OUTSIDE WEST DOORS OF THE JOHNSON COUNTY COURTHOUSE WHICH IS THE EXTERIOR STEPS TO THE MAIN FLOOR OF THE JOHNSON COUNTY COURTHOUSE WHICH FACES MAIN STREET 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 August 02, 2003 and recorded in Document VOLUME 3606, PAGE 0511 real property records of JOHNSON County, Texas, with BILLIE JONES AND GLEN B JONES AND GLEN BUCK JONES AND AKA BILLIE JOE JONES, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BILLIE JONES AND GLEN B JONES AND GLEN BUCK JONES AND AKA BILLIE JOE JONES, securing the payment of the indebtednesses in the original principal amount of \$88,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
440 S. LASALLE ST. 20TH FLOOR
CHICAGO, IL 60605



LARRY PETR, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, OR MICHELLE SCHWARTZ

Substitute Trustee

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

POSTED

10:10 A.M. _____ P.M.

NOV 14 2016

Becky Ivey
County Clerk, Johnson County Texas

BY LB DEPUTY



301 NW WINTERCREST RD
BURLESON, TX 76028

00000004118717

Date of Sale: 12/06/2016

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on _____ I filed at the office of the JOHNSON County Clerk and caused to be posted at the JOHNSON County courthouse this notice of sale.

Declarants Name:

Date:

EXHIBIT "A"

LOT 10, BLOCK 8, SUMMER CREST ADDITION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN BOOK 438, PAGE 643, AND ACCORDING TO THE DEDICATION RECORDED IN BOOK 441, PAGE 321, BOTH IN DEED RECORDS OF JOHNSON COUNTY, TEXAS

Cause No. DC-C201500146

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR
PROF-2013-S3 REMIC TRUST III,
Plaintiff,

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IN THE DISTRICT COURT

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v.

GLENDA REID, CONNIE JONES,
LISA JONES GARDNER, LESLIE
GALE JONES, JERRY JORDAN,
TONYA GRUBBS, TERRY JORDAN,
MICHAEL JORDAN, THE
UNKNOWN HEIRS AT LAW OF
GLEN B. JONES, THE UNKNOWN
HEIRS AT LAW OF BILLIE JONES,
THE UNKNOWN HEIRS AT LAW
OF GARRY JONES, AND THE
UNKNOWN HEIRS AT LAW OF
MOLLIE JORDAN, DECEASED,
Defendants.

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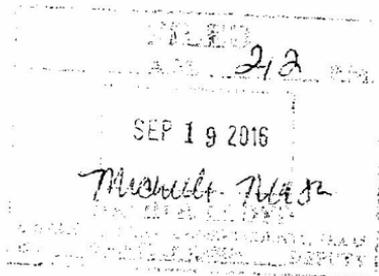
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In Re: 301 NW WINTERCREST RD,
BURLESON, TEXAS 76028

OF JOHNSON COUNTY, TEXAS

18TH JUDICIAL DISTRICT**FINAL JUDGMENT**

After considering plaintiff, U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE's, its successors or assigns, motion for final judgment, pleadings, and evidence on file the Court GRANTS the motion and finds:

1. Citation properly served on defendants according to law and remained on file with the Clerk of this Court for the time prescribed by law.
2. Defendant, Glenda Reid was served with process and defendant has not filed an answer or any pleading constituting an answer and have not entered an appearance in this lawsuit. The last known address for defendant, Glenda Reid is as follows: 1209 Doubles Drive, Apt 903, Arlington, Texas 76017.

3. Defendant, Terry Jordan, was served with process and defendant has not filed an answer or any pleading constituting an answer and have not entered an appearance in this lawsuit. The last known address for defendant, Terry Jordan is as follows: 358 SW Rand Drive, Burleson, Texas 76028.

4. Defendant, Michael Jordan, was served with process and defendant has not filed an answer or any pleading constituting an answer and have not entered an appearance in this lawsuit. The last known address for defendant, Michael Jordan is as follows: 802 Camino Real Drive, Leander, Texas 78641.

5. None of the defendants who were personally served are in active military service.

6. Jodie Connaughton was appointed as attorney ad litem according to TEX. R. CIV. P. 244 for defendants, the unknown heirs-at-law of Glen B. Jones, Billie Jones, Garry Jones, and Mollie Jordan, deceased served citation by publication.

7. The Loan Agreement between Glen B. Jones, Billie Jones, and the plaintiff is in default and that plaintiff is the beneficiary of that agreement on the property made the basis of this lawsuit.

8. Plaintiff is entitled to the relief sought in plaintiff's original petition. Therefore it is:

ORDERED that:

All of Glen B. Jones and Billie Jones's ("Decedents") heirs-at-law have been made defendants to this suit and were immediately vested with all of Decedents right, title and interest in the real property and improvements commonly known as 301 NW Wintercrest Road, Burleson, Texas 76028 ("Property") and legally described as:

LOT 10, BLOCK 8, SUMMER CREST ADDITION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN BOOK 438, PAGE 643, AND ACCORDING TO THE DEDICATION RECORDED IN BOOK 441, PAGE 321, BOTH IN DEED RECORDS OF JOHNSON COUNTY, TEXAS

FURTHER ORDERED plaintiff has a valid lien on the Property by way of a Texas Home Equity Security Instrument dated August 2, 2003 and filed under Book 3606, Page 0511 of the Official Public Records of Johnson County, Texas.

FURTHER ORDERED that this Judgment serves as an Order authorizing plaintiff to foreclose its lien created under TEX. CONST. art. XVI, § 50(a)(6) in compliance with the Loan Agreement and TEX. PROP. CODE § 51.002.

FURTHER ORDERED that a copy of this Judgment shall be sent to defendants with the notice of the date, time, and place of the foreclosure sale.

FURTHER ORDERED that plaintiff may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

FURTHER ORDERED that if defendants are represented by counsel, the notice of foreclosure sale also be mailed to counsel by certified mail.

FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the putative estate of Decedent.

FURTHER ORDERED that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

FURTHER ORDERED that as part of the costs of court, and payable by plaintiff, *Tiffany Swisher*
~~Jodie Connaughton~~, the Attorney Ad Litem is granted the sum of \$ 350⁰⁰ and discharged as Ad Litem in this cause.

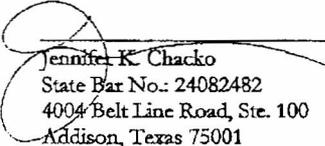
FURTHER ORDERED that all other costs of court are taxed against the party incurring same.

All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 19 day of Sept, 2016.
ORIGINAL SIGNED BY JUDGE NEILL
ON FILE WITH DISTRICT CLERK
PRESIDING JUDGE

APPROVED AS TO FORM & SUBSTANCE: APPROVED AS TO FORM ONLY:


Jennifer K. Chacko
State Bar No.: 24082482
4004 Belt Line Road, Ste. 100
Addison, Texas 75001
(972) 341-5321
(972) 341-0734 (Facsimile)
JenniC@bdfgroup.com

Jodie Connaughton
State Bar No.: 24092278
P.O. Box 788
Joshua, Texas 76058
(817) 558-3177
(817) 665-3030 (Facsimile)

ATTORNEY FOR PLAINTIFF

ATTORNEY AD LITEM

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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: December 06, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place OUTSIDE WEST DOORS OF THE JOHNSON COUNTY COURTHOUSE WHICH IS THE EXTERIOR STEPS TO THE MAIN FLOOR OF THE JOHNSON COUNTY COURTHOUSE WHICH FACES MAIN STREET 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 October 17, 2007 and recorded in Document VOLUME 4219, PAGE 0730; AS AFFECTED BY CLERKS FILE NO. 201400008249 real property records of JOHNSON County, Texas, with JENNIFER IRVIN AND BOBBY IRVIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JENNIFER IRVIN AND BOBBY IRVIN, securing the payment of the indebtednesses in the original principal amount of \$324,661.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST 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. CALIBER HOME LOANS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CALIBER HOME LOANS, INC.
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

LARRY PETR, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, OR MICHELLE SCHWARTZ

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 JOHNSON County Clerk and caused to be posted at the JOHNSON County courthouse this notice of sale.

Declarants Name: _____
Date: _____

POSTED
10:10 A.M. _____ P.M.
NOV 14 2016

Becky Ivey
County Clerk, Johnson County Texas
BY DEPUTY



NOS0000005517263

EXHIBIT "A"

BEING LOT 51, IN BLOCK V, OF BELLE MEADOWS, PHASE 1, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8, PAGE 988, OF THE MAP RECORDS OF JOHNSON COUNTY, TEXAS.



NOS0000005517263

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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: December 06, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place OUTSIDE WEST DOORS OF THE JOHNSON COUNTY COURTHOUSE WHICH IS THE EXTERIOR STEPS TO THE MAIN FLOOR OF THE JOHNSON COUNTY COURTHOUSE WHICH FACES MAIN STREET 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 December 05, 2012 and recorded in Document INSTRUMENT NO. 956 real property records of JOHNSON County, Texas, with DEANNE CARROL, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DEANNE CARROL, securing the payment of the indebtednesses in the original principal amount of \$72,585.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

LARRY PETR, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, SARA EDGINGTON, BOB DICKERSON, TROY ROBINETT, BRUCE MILLER, KENNY SHIREY, WENDY LAMBERT, AARON PARKER, DOUG RODGERS, TERRY WATERS, ROBERT AGUILAR, JOHN PERSON, MARKCOS PINEDA, AURORA CAMPOS, JONATHAN SCHENDEL, RAMIRO CUEVAS, OR SHAWN SCHILLER

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 JOHNSON County Clerk and caused to be posted at the JOHNSON County courthouse this notice of sale.

Declarants Name: _____
Date: _____

POSTED
10:10 A.M. _____ P.M.
NOV 14 2016

Becky Ivey
County Clerk, Johnson County Texas
BY LB DEPUTY



EXHIBIT "A"

FILE NO 7527320N (JD)

LOT 5, BLOCK 12, FOREST RIDGE ESTATES, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE(S) 24, OF THE MAP AND/OR PLAT RECORDS, JOHNSON COUNTY, TEXAS.

A. P. N. 126-2642-00825



NOS00000006248405

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POSTED

11:19 A.M. P.M.

NOV 14 2016

**NOTICE OF TRUSTEE'S SALE BY
SUBSTITUTE TRUSTEE**

Becky Ivey
County Clerk, Johnson County Texas
BY [Signature] DEPUTY

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to Be Sold. The property to be sold is described in Exhibit "A" attached hereto.

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

Date: December 6, 2016

Time: The sale shall begin no earlier than 12:30 P.M. or no later than three hours thereafter.

Place: The West Steps of the Johnson County Court House, 2 N. Main Street, Cleburne, TX 76033

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. Such reposting or refileing may be after the date originally scheduled for this sale.

3. 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deeds of Trust executed by property owners listed in Exhibit "A". The Deeds of Trust are recorded in the plat records in the office of the County Clerk of Johnson County, Texas, under the volumes and page numbers listed in Exhibit "A."

5. Obligations Secured. The Deeds of Trust provide that they secure the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount payable to the order of Double Diamond, Inc.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of the property owners to Double Diamond, Inc. Double Diamond, Inc. is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

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

WITNESS MY HAND this 14th day of November, 2016.

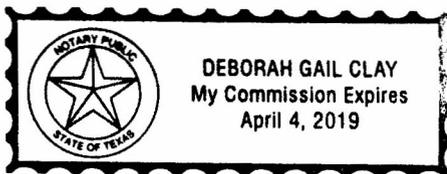


Yvonne Banaszak
20022 Misty Valley Circle
Whitney, TX 76692
(254) 694-4000

STATE OF TEXAS

COUNTY OF JOHNSON

This instrument was acknowledged before me on this 14th day of November, 2016, by Yvonne Banaszak.




Notary Public in and for the State of Texas

EXHIBIT "A"

RETREAT 1	Retreat Phase 1 Subdivision as described in the plat recorded in Slide B-576 of the Plat Records of Johnson County, Texas.
RETREAT 2	Retreat Phase 2 Subdivision as described in the plat recorded in Slide B-599 of the Plat Records of Johnson County, Texas.
RETREAT 3	Retreat Phase 3 Subdivision as described in the plat recorded in Slide B-732 of the Plat Records of Johnson County, Texas.
RETREAT 4	Retreat Phase 4 Subdivision as described in the plat recorded in Slide C-6 of the Plat Records of Johnson County, Texas.
RETREAT 5	Retreat Phase 5 Subdivision as described in the plat recorded in Slide C-200, Replat in Slide C-245, Replat Amended in Slide C-315 of the Plat Records of Johnson County, Texas.
RETREAT 6	Retreat Phase 6 Subdivision as described in the plat recorded in Slide C-425, of the Plat Records of Johnson County, Texas.
RETREAT 7	Retreat Phase 7 Subdivision as described in the plat recorded in Slide C-503, of the Plat Records of Johnson County, Texas.
RETREAT 8	Retreat Phase 8 Subdivision as described in the plat recorded in Slide C-512, of the Plat Records of Johnson County, Texas.
RETREAT 9	Retreat Phase 9 Subdivision as described in Plat Book 10, Page 342-343 of the Plat Records of Johnson County, Texas.
RETREAT 10	Retreat Phase 10 Subdivision as described in Plat Book 10, Page 431- 433 of the Plat Records of Johnson County, Texas.
RETREAT 11	The Retreat Phase 11, Garden Home Addition as described Plat Book 10, Page 665 Amended of the Plat Records of Johnson County, Texas.
RETREAT 12	Retreat Phase 12 Subdivision as described in Plat 10, Page 714 of the Plat Records of Johnson County, Texas.

<u>Mortgagor</u>	<u>Lot</u>	<u>Block</u>	<u>Phase</u>	<u>Deed of Trust</u>
				<u>Instrument Number</u>
ERIC ESCOVEDO & CHARLOTTE ESCOVEDO	14	40	4	Book 4304, Page 395
CRAIG THOMPSON	54	42	4	Book 3630, Page 683
ANTONIO L. YBARRA & ROSALINDA YBARRA	8A	47	5	201200003875
RONALD LEON OLIVER SR. & MARY ANITA OLIVER	15	59	6	201100023920

