

**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:** October 03, 2017

**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 February 09, 2004 and recorded in Document VOLUME 2004034, PAGE 04859 real property records of DALLAS County, Texas, with MICHAEL A. RIVERA AND EVA R. RIVERA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL A. RIVERA AND EVA R. RIVERA, securing the payment of the indebtednesses in the original principal amount of \$177,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MTGLQ INVESTORS, L.P. 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. NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
55 BEATTIE PLACE MAILSTOP 015  
GREENVILLE, SC 29601

\_\_\_\_\_  
MICHAEL D. VESTAL, 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:

DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN  
10:12:25  
FILED



NOS0000005299003

**EXHIBIT "A"**

BEING LOT 17, BLOCK 2 OF SWAN RIDGE ESTATES, SECOND SECTION, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 76078, PAGE 1183, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS00000005299003

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Date: September 11, 2017  
Substitute Trustee: Thomas K. Broder, Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz  
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 \$87,750.00

**Deed of Trust:**

Date: March 16, 2016  
Grantor: Daryl Black  
Lender: CrossTimbers Capital, Inc.  
Recording Information: Instrument Number 201600077819

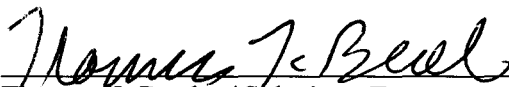
2017 SEP 12 AM 11:39  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
FILED

Property: Lot 9, Block G, of WILLOW RUN NO. 4, an Addition to the City of Duncanville, Dallas County, Texas, according to the Map thereof recorded in Volume 83086, Page 1748, of the Map Records of Dallas County, Texas  
commonly known as 1031 Meadow Run Drive, Duncanville, Texas 75137

County: Dallas County, Texas  
Date of Sale: October 3, 2017. The earliest time at which the sale shall occur is 10:00 a.m.  
Time of Sale: 10:00 a.m.  
Place of Sale of Property: North Side of the George Allen Courts Building Facing Commerce Street below the overhang, City of Dallas, Dallas County, Texas

Holder of the Note and Lien has appointed Thomas K. Broder, Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz 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

Pamela D. Loyd and James W. Loyd  
1119 Meadow Ridge Dr  
Duncanville, Texas 75137  
Our file #1116-429F

**ATTENTION SERVICE MEMBERS:**

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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on February 13, 2002, Pamela D. Loyd and James W. Loyd executed a Deed of Trust conveying to CTC Real Estate Services, a Trustee, the Real Estate hereinafter described, to secure Full Spectrum Lending, Inc. in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2238953; Volume 2003049, Page 12052 in the Real Property Records of Dallas County, Texas; and

**WHEREAS**, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**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 undersigned to sell said property to satisfy said indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, October 3, 2017, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Dallas, State of Texas:

**BEING LOT 23, BLOCK O OF TENTH SECTION GREENBRIAR ESTATES, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83180, PAGE 2766, MAP RECORDS, DALLAS COUNTY, TEXAS.**

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank of New York Mellon F/K/A The Bank of New York As Trustee for Cwabs, Inc. Asset-Backed Certificates, Series 2003-2. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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.

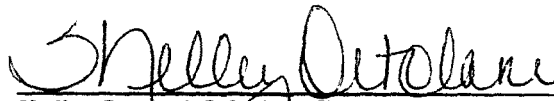
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Substitute and Successor Substitute Trustees are identified below.

DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN  
2017 SEP 12 AM 11:41  
FILED

HARVEY LAW GROUP

Kelly J. Harvey, Texas State Bar No. 09180150  
Jerry W. Mason, Texas State Bar No. 24081794  
Attorneys for Mortgagee and Mortgage Servicer  
Date: 8/30/2017



---

**Shelley Ortolani, Substitute Trustee, or  
Michele Hreha, Successor Substitute Trustee, or  
Robert Ortolani, Successor Substitute Trustee, or  
Mary Mancuso, Successor Substitute Trustee, or  
Shelley Ortolani, Successor Substitute Trustee, or  
Mary Mancuso, Successor Substitute Trustee, or  
Robert Ortolani, Successor Substitute Trustee, or  
Michele Hreha, Successor Substitute Trustee, or  
Guy Wiggs, Successor Substitute Trustee, or  
David Stockman, Successor Substitute Trustee, or  
Brenda Wiggs, Successor Substitute Trustee, or  
Denise Boerner, Successor Substitute Trustee, or  
Donna Stockman, Successor Substitute Trustee, or  
Tim Lewis, Successor Substitute Trustee, or  
Michelle Schwartz, Successor Substitute Trustee**

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

- the default was not cured and the Note was accelerated on December 13, 2016;  
and
- the loan is due for the November 1, 2015 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 1119 Meadow Ridge Dr, Duncanville, Texas 75137 (the "Property") which has the following legal description:

BEING LOT 23, BLOCK O OF TENTH SECTION GREENBRIAR ESTATES, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83180, PAGE 2766, MAP RECORDS, DALLAS COUNTY, TEXAS.


(3) The name and last known address of each respondent subject to this Order is/are:

- Pamela D. Loyd, 113 N Lightner Ave, Iowa LA 70647
- James W. Loyd, 113 N Lightner Ave, Iowa LA 70647

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 2238953; Volume 2003049, Page 12052 of the real property records of Dallas County, Texas.


IT IS THEREFORE ORDERED that the Petitioner may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 22 day of August, 2017.

  
JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By:   
Kelly J. Harvey  
SBN: 09180150  
Kelly@kellyharvey.com  
Jerry W. Mason  
SBN: 24081794  
jerry@kellyharvey.com

---

**Margaret Ann Noles  
mitzi@kellyharvey.com  
SBN: 24004840  
P.O. Box 131407  
Houston, Texas 77219  
Tel. (832) 922-4000  
Fax. (832) 922-6262  
ATTORNEYS FOR PETITIONER**

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/14/2001

**Grantor(s)/Mortgagor(s):**  
JESSE D. CISNEROS JR. AND BEATRICE M  
PEREZ, HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR COUNTRYWIDE HOME  
LOANS, INC., ITS SUCCESSORS AND  
ASSIGNS

**Current Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.

**Recorded in:**  
**Volume:** 2001-247  
**Page:** 03748  
**Instrument No:** 1644521

**Property County:**  
DALLAS

**Mortgage Servicer:**  
Bank of America, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
7105 Corporate Drive, Plano, TX 75024

**Legal Description:** LOT 27, BLOCK G, OF RIVER OAKS ADDITION, AN ADDITION TO THE CITY OF  
DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN  
VOLUME 39, PAGE 67, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.


**Date of Sale:** 10/3/2017

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 OR  
IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION  
51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place  
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that  
time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
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.



Brett Baugh, John Beazley, Kenny Shirey,  
Rick Montgomery, Craig Muirhead, Aaron  
Parker, Clay Golden, Robert Aguilar, Brent  
Graves, Wendy Lambert, Troy Robinett,  
Mark Buleziuk, Terry Waters, Matt Hansen,  
Frederick Britton, Chris Demarest, Shelley  
Ortolani, Robert Ortolani, Mary Mancuso or  
Michele Hreha

or Cole D. Patton  
or Deanna Segovia  
MCCARTHY & HOLTHUS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2017 SEP 12 AM 11:42

**MH File Number:** TX-16-28281-FC  
**Loan Type:** FHA

FILED

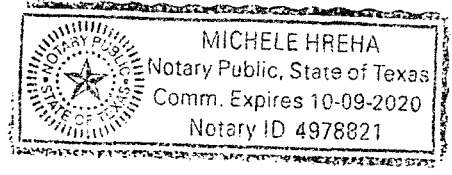


STATE OF TEXAS §  
COUNTY OF Dallas §

Before me, the undersigned Notary Public, on this day personally appeared Shelley Ortolani as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11 day of September 2017

Michelle Hreha  
Notary Public  
Signature



**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:** October 03, 2017

**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 October 20, 1997 and recorded in Document VOLUME 97219, PAGE 01407 real property records of DALLAS County, Texas, with BILLY C. EARLE AND LORI A. EARLE, grantor(s) and EQUICREDIT CORPORATION OF TX, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BILLY C. EARLE AND LORI A. EARLE, securing the payment of the indebtednesses in the original principal amount of \$56,700.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC  
15480 LAGUNA CANYON RD. SUITE 100  
IRVINE, CA 92618

\_\_\_\_\_  
MICHAEL D. VESTAL, 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:

DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN

SEP 11 PM 12:25

FILED



NOS0000006946651

**EXHIBIT "A"**

BEING LOT 7 IN BLOCK 17 OF IRWIN - KEASLER DEVELOPMENT, RED BIRD ADDITION, UNIT NO. 4, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 19, PAGE 255 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000006946651

**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: October 03, 2017

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 August 06, 2007 and recorded in Document INSTRUMENT NO. 20070288459 real property records of DALLAS County, Texas, with RONNIE LEE CROSBY AND BETSY K. CROSBY, grantor(s) and HIGHLAND CAPITAL LENDING, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RONNIE LEE CROSBY AND BETSY K. CROSBY, securing the payment of the indebtednesses in the original principal amount of \$76,000.00, 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

MICHAEL D. VESTAL, 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

FILED  
SEP 11 PM 12:32  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY



302 SHOREWOOD DR  
DUNCANVILLE, TX 75116-3633

0000005853650  
Date of Sale: 10/03/2017

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

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT "A"**

BEING LOT (15) IN BLOCK "G" OF FAIRMEADOWS NO. 11, AN ADDITION TO THE CITY OF DUNCANVILLE TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 323, PAGE 1158, MAP RECORDS, DALLAS COUNTY, TEXAS.



All of Betsy Crosby's ("Decedent") heirs-at-law have been made defendants in this suit and were immediately vested with all of Decedent's right, title and interest in the real property and improvements commonly known as 302 Shorewood Dr., Duncanville, Texas 75116 ("Property") and legally described as:

**BEING LOT (15) IN BLOCK "G" OF FAIRMEADOWS NO. II, AN ADDITION TO THE CITY OF DUNCANVILLE TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 323, PAGE 1158, MAP RECORDS, DALLAS COUNTY, TEXAS.**

**IT IS FURTHER ORDERED** plaintiff has a valid lien on the Property by way of a Texas Home Equity Security Instrument dated August 6, 2007 and filed under Instrument No. 20070288459 of the Official Public Records of Dallas County, Texas.

**IT IS 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.

**IT IS 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.

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

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

**IT IS 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.

**IT IS 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.



IT IS 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 occupants of the Property in accordance with TEX. R. CIV. P. 310.

IT IS FURTHER ORDERED that the Interlocutory Default Judgment against defendant, Ronnie Lee Crosby signed on February 6, 2017 and the Interlocutory Default Judgment against defendant, Deandrae Jones signed on March 20, 2017 are incorporated into this judgment.

IT IS FURTHER ORDERED that as part of the costs of court, and payable by plaintiff, Winifred Cannon, the Attorney Ad Litem is granted the sum of \$ 2382.15 and discharged as Ad Litem in this cause.

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

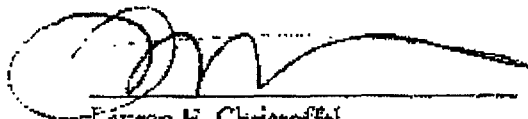
All relief not expressly granted is denied.

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

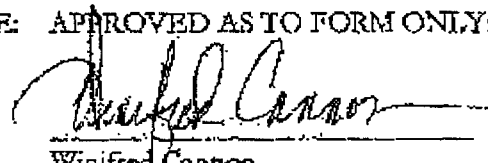
SIGNED this 2 day of August, 2017.

  
PRESIDING JUDGE

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



Lauren E. Christoffel  
State Bar No.: 24065045  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001-4320  
(972) 341-5343  
(972) 341-0734 (Facsimile)  
[LaurenC@bdgroup.com](mailto:LaurenC@bdgroup.com)



Winifred Cannon  
State Bar No.: 24059538  
2711 N. Haskell Avenue, Suite 550  
Dallas, Texas 75204  
(214) 233-7770  
(888) 677-4861 (Facsimile)  
[Winifred@wcannonlawoffice.com](mailto:Winifred@wcannonlawoffice.com)