

The Principal Group, Inc  
13601 Preston Road Suite 950 West  
Dallas, Texas 75240

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## Internal Property Report

Property Address: 3008 Wilhoit, Balch Springs

Sales Price:	\$	74,000.00	
Purchase Price:	\$	(63,001.00)	
Rehad Cost:	\$	-	
Property Taxes:	\$	(145.46)	
Closing Cost:	\$	(506.55)	
Title Policy	\$	(692.00)	
<b>TOTAL PROFIT:</b>	<b>\$</b>	<b>9,654.99</b>	
P. Date	1/2/2018	ROI	15.32%
S. Date	2/2/2018	ARR	184%
Days Hel	30		
<b>TOTAL PROFIT:</b>	<b>\$</b>	<b>9,654.99</b>	

## Internal Use

SOLD : WHOLESALE                      RETIAL VALUE: \$130,000 to \$160,000

[https://www.realtor.com/realestateandhomes-detail/3008-Wilhoit-St\\_Balch-Springs\\_TX\\_75180\\_M76932-33541](https://www.realtor.com/realestateandhomes-detail/3008-Wilhoit-St_Balch-Springs_TX_75180_M76932-33541)

Sale Date: 1-2-2018 Client Ref#: 44-17-4000 Add'l Ref#: ASAP #: 4638438  
 Foreclosure Firm/Trustee: (bids) Stawinski Phone: 281-932-5260  
 Mortgage/Trustor: Blagoder, Donald Lot 8, Block 5, 6694 Glad Acres  
 Property Description/ Address: KALON SPRING

**ADMONISHMENT TO PURCHASER**

Please be advised that all sales conducted are held under the following terms. The person conducting the sale, whether known by statute as: personal representative, substitute trustee, auctioneer, or agent for the Foreclosure Attorney/Trustee, shall be referenced herein as "SALE AGENT." The successful bidder will be referenced herein as "PURCHASER."

**TERMS OF SALE**

The Real Property referenced herein was sold to the highest bidder for cash or cashier's checks. The purchase price is due and payable without delay upon acceptance of the bid unless the Purchaser and Foreclosure Attorney/Trustee agree upon a reasonable time for the Purchaser to deliver certified funds or statutes provide otherwise. If the funds are not tendered upon acceptance of the bid or within an agreed-upon time period, the sale will be reconvened and the property re-auctioned.

All property sold is subject to the following:

1. Any statutory or court-ordered restraint of the sale arising out of bankruptcy, pending litigation, receivership, or the legal proceedings involving any person who claims a legal or equitable interest in the property
2. The death or initiation of a probate proceeding of debtor(s), or any person who claims a legal or equitable interest in the property
3. Reinstatement or payoff of the loan secured by the property or any other presale arrangement to satisfy the default
4. Any ad valorem taxes for the current and prior years which are applicable against the property
5. Any matter which may affect the validity of any element of the foreclosure process or foreclosure sale or act as a defense or bar to the foreclosure process
6. Any errors in the calculation of the bidding instructions or errors in reading the bid made by either: Sale Agent, Substitute Foreclosure Firm, Trustee, Mortgage Servicer, Lender/Beneficiary
7. Verification of Purchaser's identity and compliance with federal laws and regulations required of financial institutions

The Sale Agent conducting this sale makes no representations of any nature, either express or implied, about the nature or condition of the properties or the status of the title to the properties to be sold. It is the Purchaser's responsibility to have performed due diligence in advance of bidding. Successful bidders take the property subject to any matter which may affect the validity of the sale as hereinabove stated. The properties are sold "AS IS" in their present condition. The properties may be identified by legal description, property address, recording information or other identifying information pursuant to the notice of sale. Any preprinted street address appearing on the deed issued after the sale may or may not match the subject property.

The sale may be rescinded due to requirements set out in federal laws or regulations including, but not limited to: money laundering, anti-terrorism, anti-drug trafficking, economic sanctions, laws and regulations. Federal law requires all financial institutions to obtain, verify, and record information that identifies parties to transactions. This means that when the bid is provisionally accepted you may be asked to provide your name, address, date of birth, driver's license, and or other personally identifiable information. In the event a defect or other problem with the sale is discovered or Purchaser refused to provide said required information, the consideration paid will be returned to the Purchaser within a reasonable time after verification of the pertinent facts and the return of the funds shall be the Purchaser's sole and absolute remedy. If you are the successful bidder, you will be asked to sign an acknowledgement that the sale was subject to these terms. Sales will not be concluded without the execution of this acknowledgement. If the Purchaser does not wish to execute the acknowledgement, the Sale Agent will reconvene the sale and re-auction the property.

**PURCHASER'S ACKNOWLEDGEMENT**

The Purchaser or Purchaser's Representative acknowledges that the sale and all monies tendered are subject to the terms, conditions and disclaimers set forth in this Admonishment to Purchaser and in the below Receipt. Purchaser or Purchaser's Representative specifically acknowledges that he/she has carefully read both the Admonishment to Purchaser and the Receipt. Purchaser directs that the Foreclosure/Trustee's Deed upon Sale be vested as stated below and mailed to:

<b>Vesting for Deed:</b> Ken Shelton	
<b>PURCHASER:</b>	
<b>Purchaser's Street Address, City, State &amp; Zip:</b> 13601 Preston Road # 905 Dallas, Texas 75240	<b>Purchaser's Email:</b>  <b>Phone:</b> 972-333-3316
<b>REPRESENTATIVE'S NAME:</b> Ken Shelton	<b>Rep's Email:</b>  <b>Phone:</b>
<b>Relation to Buyer:</b>	

Only provide the following, when requested. Driver's License # / State: \_\_\_\_\_

**RECEIPT**

Subject to the exceptions stated in the Terms of Sale, all conditions and disclaimers announced before the sale, and restated in the Admonishment to Purchaser, the Sale Agent sold the property to the above named Purchaser as the highest bidder and Purchaser tendered cash or certified funds to satisfy the purchase price. In the event of an overpayment, all refunds will be made by the Lender or Lender's foreclosure firm/trustee. The Sale Agent does not assume any responsibility or liability for refunds.

Check Number	Bank Name	Amount
117500	Priority Bank	\$ 10,000.00
117500	Priority Bank	\$ 10,000.00
117500	Priority Bank	\$ 5,000.00
		\$
		\$
		\$
		\$
		\$
		\$
		\$

<b>Sale Completed Time:</b> 2:18 pm
<b>Check Total:</b> \$ 65,000.00
<b>+</b>
<b>Cash Total:</b> \$
<b>=</b>
<b>Total Tendered:</b> \$ 65,000.00
<b>-</b>
<b>Sale Amount:</b> \$ 63,001.00
<b>=</b>
<b>Overpayment:</b> \$ 1,999.00

Sale Agent Signature: Shelley Carter Purchaser or Rep Signature: Ken Shelton  
 Print Name: Shelley Carter Print Name: Ken Shelton

# Lawyers Title Company

4131 North Central Expressway, Suite 450, Dallas, TX 75204  
Phone: (214)520-9999 | FAX: (214)520-8542

## SELLER'S STATEMENT

**Settlement Date:** February 2, 2018  
**Disbursement Date:** February 2, 2018  
**Borrower:** OPT-IN Investments, LLC  
3418 Summer Solstice  
Rowlett, TX 75088

**Escrow Number:** 1900781800116  
**Escrow Officer:** Michelle Bowers

**Seller:** Ken Shelton  
13601 Preston Road, Suite 950 West  
Dallas, TX 75240

**Property:** 3008 Wilhoit Road  
Mesquite, TX 75180  
Lot(s): 8 Block: 5 Glad Acres Rev Parcel ID(s): 12022500050080000

		\$	DEBITS	\$	CREDITS
<b>FINANCIAL CONSIDERATION</b>					
Sale Price of Property					74,000.00
<b>PRORATIONS/ADJUSTMENTS</b>					
County Taxes at \$1,608.90	01/01/18 to 02/03/18	(\$1,608.90 / 365 X 33 days)		145.46	
<b>TITLE &amp; ESCROW CHARGES</b>					
Title - Closing Fee	The Settle Firm, Inc.			450.00	
Title - Tax Cert	Lawyers Title FBO National TaxNet			51.00	
Title - Guaranty Assessment Recoupment Charge	Texas Title Insurance Guaranty Association			4.50	
Title - Owner's Title Insurance (65% to Jay Settle, Attorney)	Lawyers Title Company			692.00	
Policies to be issued:					
Owners Policy Coverage: \$74,000.00	Premium: \$692.00	Version: Owner's Policy of Title Insurance (T-1)			
<b>MISCELLANEOUS CHARGES</b>					
Secretary of State Review Pass Thru Fee	The Settle Firm, Inc.			1.03	
<b>Subtotals</b>				1,343.99	74,000.00
<b>Balance Due TO Seller</b>				72,656.01	
<b>TOTALS</b>				74,000.00	74,000.00

### APPROVED and ACCEPTED

Seller understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The Lender involved may be furnished a copy of this Statement. The undersigned hereby authorizes Lawyers Title Company to make expenditures and disbursements as shown and approves same for payment.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:

Ken Shelton



**Lawyers Title Company**  
 4131 North Central Expressway, Suite 450  
 Dallas, TX 75204  
 Phone: (214)520-9999 | FAX: (214)520-8542

**Outgoing Wire Request**

<b>Brand</b> Lawyers Title Company	<b>Profit Center</b> LT-1978	<b>Order Number</b> 1900781800116-MB	<b>Trust Acct. Date</b> 02/02/18	<b>Reference Number</b> 378008210
<b>Trust Acct. Code</b> TXLTDALWF5470	<b>Bank Name</b> Wells Fargo Bank, N.A.			<b>Account Number</b> 4129485470

Ledger ID: 1900781800116  
 Settlement Date: 02/02/18  
 Buyer/Borrower: OPT-IN Investments, LLC  
 Seller: Ken Shelton  
 Property Address: 3008 Wilhoit Road, Mesquite, TX 75180

Transaction Date: 02/02/18  
 Closer/Escrow Officer: Michelle Bowers  
 Original User ID: FNFEXT\Michelle.Bowers

**Wire Transfer Source:**

Trust Account Code: TXLTDALWF5470  
 Trust Account Bank Name: Wells Fargo Bank, N.A.  
 Trust Account Number: 4129485470

**Wire Transfer Destination:**

Bank Name:  
 ABA Routing Number:  
 Credit Account Name: Ken Shelton  
 Credit Account Number:  
 Special Instructions:  
 Further Credit:  
 Memo: Closing Proceeds  
 Extended Memo:  
 Cash To Seller \$72,956.01

**Amount:**  
**\$-72,956.01**

**PLEASE ATTACH A COPY OF YOUR DISBURSEMENT SUMMARY WITH THIS REQUEST FOR WIRE.**

\_\_\_\_\_  
 AUTHORIZED SIGNATURE

  
 \_\_\_\_\_  
 AUTHORIZED SIGNATURE

\_\_\_\_\_  
 AUTHORIZED SIGNATURE

Posted by: Michelle Bowers

Proceeds Disbursement Over \$1 Million Verified

**Operational Accounting Use Only**

<p><b>Wire Release</b></p> <p>Bank Contact: _____ Time: _____</p> <p>Account No.: _____ Date: _____</p> <p>Test Code: _____</p> <p>Sequence/Reference: _____</p> <p>Releaser Signature: _____</p>	<p><b>Verification</b></p> <p>Time: _____</p> <p>Date: _____</p> <p>Name of Authorized Person: _____</p> <p>Wire Verifier Signature: _____</p>
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File Copy



Wires

## Payment Information

Fed Ref # 020211B7032R014747  
Payment ID 169053  
Type Wire

Modified 02/02/2018 02:44 pm ET by BOWEM721

## Debit Account

Debit Account  
FNF LAWYERS TITLE OF DFW, INC  
Acct # 4129485470 USD  
Purpose or Intent business

## Beneficiary

Beneficiary  
DFW Capital, Inc.  
United States of America (US)  
Acct # 2092269

Beneficiary Bank  
Guaranty Bank and Trust, National Association  
100 W ARKANSAS  
MOUNT PLEASANT 75455  
United States of America (US)  
ABA # 111915327

## Payment Details

Debit Currency USD - United States Dollar  
Credit Currency USD - United States Dollar  
Amount 72,956.01 USD

Value Date 02/02/2018  
Cutoff time 06:00 pm ET

## References

Originator to Beneficiary Information  
OBI Proceeds for 3008 Wilhoit  
OBI FBO: Ken Shelton

Sender  
FIDELITY NATIONAL TITLE AGENCY  
434 N Loop 1604W, Suite 3202  
San Antonio TX 78232  
United States of America (US)

Originator  
FNF LAWYERS TITLE OF DFW, INC  
4600 FULLER DR STE 400  
IRVING 750386567  
United States of America (US)  
Payment References  
ID or Acct # 4129485470