

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

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**KNOW ALL PERSONS BY THESE PRESENTS:**

COUNTY OF DALLAS

Pursuant to authority conferred upon me by that certain Deed of Trust, executed by Kevin T. Sanford and Stacy L. Sanford, which was duly recorded on November 24, 2014, as Document No. 201400300650, in the Official Public Records of Dallas County, Texas (the "Deed of Trust"), I, the undersigned duly appointed Substitute Trustee under said Deed of Trust or another such duly appointed Substitute Trustee or Successor Substitute Trustee under said Deed of Trust, having an address of 8101 Boat Club Road, Suite 320, Fort Worth, Texas 76179, will in order to satisfy that certain promissory note dated November 21, 2017 in the original principal amount of \$336,000, secured thereby, and at the request of American Airlines Federal Credit Union, whose mailing address is 4151 Amon Carter Blvd., Fort Worth, Texas 76155, the holder of said indebtedness, default having been made in the payment of said indebtedness and/or default having been made under the covenants set out in the said Deed of Trust, sell on **Tuesday, August 1, 2017**, to the highest bidder for cash at the area designated by the Dallas County Commissioners, and more specifically on the North Side of the George Allen Courts Building facing 600 Commerce Street, Dallas, Texas 75202 below the overhang, or such other area as is designated by the Dallas County Commissioners Court as the area where non-judicial foreclosures shall take place, pursuant to Section 51.002 of the Texas Property Code, at a time not earlier than 11:00 a.m. and within three hours after that time, the following described property, to-wit:

The real property located at 948 Gibbs Crossing, Coppell, Texas 75019, described in the Deed of Trust, as more particularly described in Exhibit A attached hereto and made a part hereof by reference for all purposes, together with all buildings, structures, fixtures, personal property (to the extent described in the Deed of Trust), and improvements thereon, together with all the rights, easements, hereditament and appurtenances in any wise appertaining or belonging thereto.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKE(S) ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

EXECUTED \_\_\_\_\_ 2017.

DALLAS COUNTY CLERK  
JOHN F. WARREN



Substitute Trustee David Garvin

AFTER RECORDING RETURN TO:

ATTN: STEVEN J. LOWNDS

Quilling, Selander, Lownds, Winslett & Moser, P.C.

2001 Bryan Street, Suite 1800

Dallas, Texas 75201

2017 JUL 10 PM 12:29

FILED

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Being Lot 27, in Block B, of Gibbs Station, Phase Two, an Addition to the City of Coppell, Dallas County, Texas, according to the Map thereof recorded in Volume 94001, Page 71, of the map records of Dallas County, Texas.

4815-2959-2138, v. 1