

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS :
:
COUNTY OF DALLAS :

FILED
2017 JUL 11 AM 11:07
JOHN F. WARRREN
COUNTY CLERK
DALLAS COUNTY

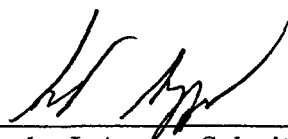
WHEREAS, S & K BROTHERS I, INC. ("Grantor"), executed and delivered a Deed of Trust (herein called the "Mortgage") dated as of July 28, 2010, and filed for record in the Office of the County Clerk of Dallas County, Texas, on August 2, 2010 in/under Document No. 201000194592, conveying to C. Lee Cox, Trustee (herein called the "Trustee"), the property described on **Exhibit "A"** attached hereto and made a part hereof (said real property being herein called the "Mortgaged Property"), reference being here made to the Mortgage for a more particular description of the real property and personal property covered thereby, the Mortgage securing the payment of a certain secured promissory note of even date therewith executed by Grantor and payable to the order of FIRST INTERCONTINENTAL BANK (herein called "Lender"), in the original principal amount of One Million Eighty Thousand and No/100 Dollars (\$1,080,000.00) (herein called the "Note"); and all other indebtedness owing under the terms of the Mortgage; and.

WHEREAS, by instrument entitled Appointment of Substitute Trustee dated July 5, 2017 recorded in the Official Public Records of Dallas County, Texas, Lender, the legal owner and holder of the Note, acting pursuant to terms of the Mortgage, removed the Trustee originally named in the Original Mortgage and any substitute theretofore appointed and named, constituted and appointed Jim Mills of Travis County, Texas, Susan Mills of Travis County, Texas, Alexandra Zografos Holub of Travis County, Texas, Bill Gibson of Rockwall County, Texas, Vickie Everhart of Ellis County, Texas, Emily Northern of Travis County, Texas, Jay A. LaJone of Dallas County, Texas, and Charles I. Appler of Collin County, Texas, or any of them, as Substitute Trustee under the Mortgage, thereby vesting in the Substitute Trustee the same estate, rights, powers and duties vested in the original Trustee in the Original Mortgage; and

WHEREAS, default has occurred in the payment of the Note, and the Lender, the legal owner of the Note has requested the Substitute Trustee to enforce the Mortgage and sell the Mortgaged Property covered thereby.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT, after this notice has been duly posted, and written notice has been duly served upon each person obligated to pay the debt secured by the Mortgage, as required by the Mortgage and by law, the Substitute Trustee will sell the Mortgaged Property at public auction, to the highest bidder, for cash, at the area designated by the County Commissioners Court of Dallas County, Texas, between the hours of 10:00 a.m. and 1:00 p.m. on Tuesday, August 1, 2017, being the first Tuesday in August. The earliest time at which the sale of the Mortgaged Property will occur shall be ten o'clock a.m. (10:00 a.m.) on Tuesday, August 1, 2017, in accordance with Section 51.002(b) of the Texas Property Code.

Executed this the 17 day of July, 2017.



Charles I. Appler, Substitute Trustee
1603 LBJ Freeway, Suite 280
Dallas, Texas 75234

EXHIBIT "A"

Being a tract of land out of Hutchins Acreage Addition, Subdivision 9, Division 6, to the City of Hutchins, Dallas County, Texas, according to the May or Plat thereof recorded in Volume 283, Page 2, Plat Records, Dallas County, Texas, and being all of a tract of land described in a deed to Soo Hyun Cho and Kyong H. Cho recorded in Volume 97147, Page 03979 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½ iron rod found on the north right of way line of Palestine Street (65 foot right of way) being the east corner of said Cho tract and being the south corner of a tract of land described in a deed to Pedro Cardona and Elva P. Cardona recorded in Volume 99154, Page 07355 of the Deed Records of Dallas County, Texas;

THENCE South 67 degrees 15 minutes 00 seconds West, with said northwest right of way line, a distance of 126.00 feet to a point from which a ½" iron rod found bears South 49 degrees 15 minutes 40 seconds East, a distance of 0.64 feet, said point being the south corner of said Cho tract and being the east corner of a tract of land described in a deed to Mehmood Lakhani recorded in Volume 94042, Page 06153 of the Deed Records of Dallas County, Texas;

THENCE North 22 degrees 41 minutes 30 seconds West, with the common line of said Cho and Lakhani tracts, a distance of 139.00 feet to a 5/8" iron pipe found on the southeast right of way line of W. Hickman Street (Lancaster-Hutchins Road)(variable width right of way) being the west corner of said Cho tract and being the north corner of said Lakhani tract;

THENCE North 32 degrees 40 minutes 30 second East, with said southeast line, a distance of 153.13 feet to a point from which a ½" iron rod found bears South 59 degrees 51 minutes 10 seconds West, a distance of 0.52 feet, said point being the north corner of said Cho tract and being the west corner of a tract of land described in a deed to Dr. Rolf Quist recorded in Volume 89235, Page 4709 of the Deed Records of Dallas County, Texas;

THENCE South 22 degrees 41 minutes 30 seconds East, with the common line of said Cho and Quist tracts, passing at a distance of 76.01 feet, a ½' iron rod found being the south corner of said Quist tract and being the west corner of said Cardona tract, continuing with the common line of said Cho and Cardona tracts, a total distance of 226.01 feet to the Point of Beginning containing 22,995 square feet or 0.528 acres of land, more or less,—

Property Address: 801 W. Palestine Street, Hutchins, Dallas County, Texas 75141.