

FILED

2018 JAN -2 PM 3:00

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 2, 2018

SUBSTITUTE TRUSTEE: Jennifer A. Crabtree, J. Todd Weber, Teresa L. Woods or Michael Fleming, 4200 South Hulen, Suite 210, Fort Worth, Texas 76109

BENEFICIARY: FROST BANK, a Texas state bank

NOTE: PROMISSORY NOTE dated December 17, 2013, in the original principal amount of \$2,531,143.00 executed by Black Bear Investments, LLC, a Texas limited liability company payable to the order of FROST BANK, a Texas state bank.

DEED OF TRUST: DEED OF TRUST SECURITY AGREEMENT-FINANCING STATEMENT dated December 17, 2013, executed by BLACK BEAR INVESTMENTS, LLC, a Texas limited liability company in which Jimmy R. Locke is Trustee and FROST BANK, a Texas state bank is Beneficiary recorded in the Official Public Records of Dallas County, Texas, as Instrument No. 201300382665 (the "Deed of Trust").

PROPERTY: (i) the real property described as: **LOT 7R1 BRIERCROFT BUSINESS PARK, PHASE 5, AN ADDITION TO THE CITY OF CARROLLTON, DALAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 201300375471, MAP RECORDS, DALLAS COUNTY, TEXAS,**
ii) any and all other items, rights, or interests described in the Deed of Trust, and
iii) all such other property more fully described in the Deed of Trust, to which reference is hereby made for further description.

COUNTY: DALLAS

DATE OF SALE (first Tuesday of month): February 6, 2018

TIME OF SALE: 10:00 a.m. or not later than three hours after that time

PLACE OF SALE: North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as otherwise designated by the County Commissioners pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.

The current Beneficiary has appointed Jennifer A. Crabtree as Substitute Trustee or J. Todd Weber as successor Substitute Trustee or Teresa L. Woods or Leslie Wilson as successor Substitute Trustee under the Deed of Trust. Beneficiary has instructed Jennifer A. Crabtree as Substitute Trustee or J. Todd Weber as successor Substitute Trustee or Teresa Woods as successor Substitute Trustee or Leslie Wilson as successor 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, "AS IS" without any expressed or implied warranties, except as to warranties of title. THERE WILL BE NO WARRANTY RELATING TO POSSESSION OR QUIET ENJOYMENT. THERE WILL BE NO WARRANTIES OF ANY KIND RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR ANY PERSONAL PROPERTY IN THIS DISPOSITION. The Substitute Trustee does not and will not make any representations, warranties, or covenants personally. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Any debtor served with this notice is hereby notified of the following: (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;** (ii) The name and the address of the person providing this notice is Charles F. Baum, 2001 Bryan St. Ste. 1800, Dallas, Texas 75201, (214) 871-2100.



Jennifer A. Crabtree, J. Todd Weber, Teresa L. Woods, or Michael Fleming, Substitute Trustee