

FILED

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF TRUSTEE'S SALE

Date: April 5, 2018

Substitute Trustee: R. Lane Addison

Substitute Trustee's Address: 2520 Fairmount Street, Suite 200
Dallas, Texas 75201

Mortgagee: Sharron Kay Gossett, independent executor of the estate of Josephine L. Schupbach, deceased

Note: Note dated July 20, 2007 in the amount of \$159,920.00

Deed of Trust

Date: July 20, 2007

Grantor: Bruce Kenney

Mortgagee: Sharron Kay Gossett, independent executor of the estate of Josephine L. Schupbach, deceased

Recording information: Document No. 20070266201, Real Property Records of Dallas County, Texas.

Property:

Being Lot 40, Block D of Richland Park, an Addition to the City of Richardson, Dallas County, Texas, according to the plat thereof recorded in Volume 72070, Page 2863, of Map Records of Dallas County, Texas; Less that portion of that same tract of land conveyed to Prabesh Raj Gnawali and Sadiksha Sharma by Deed on July 24, 2012 recorded in Instrument No. 201200214989.

County: Dallas

Date of Sale (first Tuesday of month): May 1, 2018

Time of Sale: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and be held not later than three hours thereafter.

Place of Sale: Dallas County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract as follows: North side of George Allen

Courts Bldg, facing Commerce Street, 600 Commerce Street, Dallas,
TX 75202.

Terms of Sale: **The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Kimberly Wisdom's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.**

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.

Mortgagee has appointed R. Lane Addison as Substitute Trustee per the terms of the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



R. Lane Addison
2520 Fairmount Street, Suite 200
Dallas, Texas 75201