

**NOTICE OF TRUSTEE'S SALE  
BY SUBSTITUTE TRUSTEE**

WHEREAS, MORTEZA SAKI and MOJGAN H. SAKI a/k/a MOJGAN HATEMINEJAD SAKI (collectively hereinafter referred to as "Grantor") executed and delivered a Deed of Trust Security Agreement – Financing Statement (Commercial) dated as of August 27, 2007 (the "Deed of Trust") conveying to M. V. McCarthy, Trustee, the real estate and other property therein described, to secure First National Bank, in the payment of certain indebtedness evidenced by the promissory note executed by MDC Midway/Belmead, LLC ("Borrower") as therein described (the "Note"), said Deed of Trust being filed for record in the Official Public Records of Dallas County, Texas on September 4, 2007, under Instrument Number 20070318338, as may be modified, renewed or extended from time to time. Grantor and Borrower are collectively referred to herein as "Debtor".

WHEREAS, M. V. McCarthy has been removed as Trustee and the undersigned has been appointed Substitute Trustee in accordance with the provisions of said Deed of Trust;

WHEREAS, by reason of the failure of Debtor to timely cure a default under the Deed of Trust, the indebtedness secured by the Deed of Trust has been accelerated and is now due and unpaid, and PlainsCapital Bank, being the current owner and holder of said indebtedness, has requested the undersigned to sell the property covered by said Deed of Trust to satisfy said indebtedness; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 2<sup>nd</sup> day of May, 2017, between the hours of 1:00 p.m. and 4:00 p.m. I, the undersigned, will sell and convey all or part of the real estate being more particularly described on Exhibit A attached hereto and made a part hereof, at the area designated by the Commissioners Court as the location where foreclosure sales are to take place, such designation being the outside area on the north side of the George Allen Courts Building facing Commerce Street, below the overhang, or as designated by the County Commissioners in Dallas, Texas, at public auction to the highest bidder for cash. The George Allen Courts Building is located at 600 Commerce Street, Dallas, Texas 75202.

Notice is hereby further given that the sale hereinabove mentioned shall include both the real estate hereinabove referenced and all improvements, fixtures and personal property located or related thereto, all as more particularly described in said Deed of Trust to which reference is hereby made for all purposes.

The real estate and other property sold hereunder shall be sold "as is" and subject to all matters of record that are not extinguished through the foreclosure of the lien established under the above described Deed of Trust.

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 APR 11 PM 12:02



FILED

WITNESS MY HAND this 11 day of April, 2017.

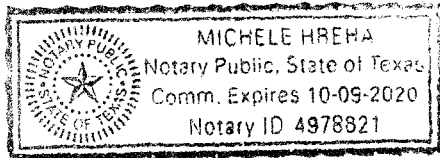
Shelley Ortolani

Shelley Ortolani, Mary Mancuso, Tim Lewis,  
Russell Stockman, Denise Boerner, Robert  
Ortolani, Michele Hreha, David Stockman,  
Brenda Wiggs, Guy Wiggs, Donna Stockman  
or Lori McCarty, Substitute Trustee  
c/o ServiceLink Agency Sales and Posting  
1320 Greenway Drive, Suite 300,  
Irving, Texas 75038  
Phone: 972-756-5166

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS    §

BEFORE ME, the undersigned authority, on this day personally appeared Shelley Ortolani, known to me to be the person whose name is subscribed to the foregoing instrument as Substitute Trustee, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of April, 2017.



Michele Hreha  
Notary Public, State of Texas

Michele Hreha  
Typed or Printed Name of Notary

My Commission Expires:

10-9-2020

## EXHIBIT "A"

### Legal Description

TRACT 1: (Fee Simple)

BEING all of Lot 4, Block A of A REPLAT OF PART OF Lot 1, BLOCK A, UNITREK ADDITION AND ALL OF BELTWOOD NORTH, PHASE 5, an addition to the City of Carrollton, Dallas County, Texas, recorded in Volume 93157, Page 2085 of the Map Records of Dallas County, Texas, and said lot being more particularly described as follows:

COMMENCING at the south corner of a corner cut-off at the present intersection of the south R.O.W. line of Belmeade Drive ( a 60' R.O.W. ) with the west R.O.W. of Midway Road ( a 100' R.O.W. ), and said point being on a curve to the left having a central angle of 20 deg. 29' 09" and a radius of 1068.75' bearing S 69 deg. 21' 21" E; THENCE around said curve and along the west line of Midway Road, a distance of 382.13' to a point; THENCE S 00 deg. 09' 30" W, 155.29' along the west line of Midway Road to a cross found at the southeast corner of Lot 3R, Block A of Replat of Lot 2 and Lot 3, Block A, of a Replat of part of Lot 1, Block A, Unitrek Addition and all of Beltwood North, Phase 5, and Replat of Lot 6R, Block A, Amending Plat, Lot 1 and Lot 6, Block A, of a Replat of part of Lot 1, Block A, Unitrek Addition and all of Beltwood North, Phase 5, an addition to the City of Carrollton, Texas, recorded in Volume 95205, Page 3554 of the Map Records of Dallas County, Texas, and said point being the Point of Beginning;

THENCE S 00 deg. 09' 30" W, 162.00' along the west line of Midway Road to a cross found at the northeast corner of Lot 5 of said A Replat of part of Lot 1, Block A, Unitrek Addition and all of Beltwood North, Phase 5;

THENCE N 89 deg. 50' 30" W, 190.00' along the common line of said Lots 4 and 5 to a cross found for corner in the east line of Lot 6R1 of said Replat of Lot 2 and Lot 3, Block A, of a Replat of part of Lot 1, Block A, Unitrek Addition and all of Beltwood North, Phase 5, and Replat of Lot 6R, Block A, Amending Plat, Lot 1 and Lot 6, Block A, of a Replat of part of Lot 1, Block A, Unitrek Addition and all of Beltwood North, Phase 5;

THENCE N 00 deg. 09' 30" E, 162.00' along the common line of said Lots 4 and 6R1 to a 1/2" iron rod found in the south line of said Lot 3R;

THENCE S 89 deg. 50' 30" E, 190.00' along the common line of said Lots 4 and 3R to the point of beginning and containing 30,780.00 square feet or 0.7066 acres of land more or less.

TRACT 2:

Easement Estate created by virtue of that certain Perpetual Mutual Access Easement Agreement dated August 11, 1993, executed by and between Hammer & Associates, Inc d/b/a Hammer Properties as Trustee and Troy Smith, Inc., an Oklahoma corporation, recorded in Volume 93160, Page 4463, Deed Records; as affected by Amendment to Perpetual Mutual Access Easement Agreement recorded in Volume 95090,

**EXHIBIT "A" Cont.**

**Legal Description**

Page 4501, Deed Records, Dallas County, Texas. Said Easement Estate being over and across the following described property:

Lot 5, Block A, of A REPLAT OF PART OF LOT 1, BLOCK A, UNITREK ADDITION AND ALL OF BELTWOOD NORTH, PHASE 5, an Addition to the City of Carrollton, Dallas County, Texas, according to the map thereof recorded in Volume 93157, Page 2085, Map Records, Dallas County, Texas.

**TRACT 3:**

Easement Estate created by virtue of that certain Perpetual Mutual Access Easement Agreement dated September 12, 1995, executed by Hammer & Associates, Inc d/b/a Hammer Properties as Trustee, recorded in Volume 95179, Page 2442, Deed Records, Dallas County, Texas. Said Easement Estate being over and across the following described property:

Lot 3R, Block A, of REPLAT OF LOT 2 AND LOT 3, BLOCK A, OF A REPLAT OF PART OF LOT 1, BLOCK A, UNITREK ADDITION AND ALL OF BELTWOOD NORTH, PHASE 5, AND REPLAT OF LOT 6R, BLOCK A, AMENDING PLAT, LOT 1 AND LOT 6, BLOCK A, OF A REPLAT OF PART OF LOT 1, BLOCK A, UNITREK ADDITION AND ALL OF BELTWOOD NORTH, PHASE 5, an Addition to the City of Carrollton, Dallas County, Texas, according to the map thereof recorded in Volume 95205, Page 3554, Map Records, Dallas County, Texas.

**TRACT 4:**

Easement Estate created by virtue of that certain Perpetual Mutual Access Easement Agreement dated January 13, 1997, executed by Hammer & Associates, Inc d/b/a Hammer Properties as Trustee, recorded in Volume 97011, Page 4984, Deed Records, Dallas County, Texas. Said Easement Estate being over and across the following described property:

Lot 3R, Block A, of REPLAT OF LOT 2 AND LOT 3, BLOCK A, OF A REPLAT OF PART OF LOT 1, BLOCK A, UNITREK ADDITION AND ALL OF BELTWOOD NORTH, PHASE 5, AND REPLAT OF LOT 6R, BLOCK A, AMENDING PLAT, LOT 1 AND LOT 6, BLOCK A, OF A REPLAT OF PART OF LOT 1, BLOCK A, UNITREK ADDITION AND ALL OF BELTWOOD NORTH, PHASE 5, an Addition to the City of Carrollton, Dallas County, Texas, according to the map thereof recorded in Volume 95205, Page 3554, Map Records, Dallas County, Texas.