

Notice of Trustee's Sale

FILED

2017 OCT -5 PM 3: 57

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Date: October 6, 2017

Substitute Trustee: J. Dwight Carmichael

Substitute Trustee's Address: 4112 Boulder Drive, Dallas, Texas 75233

Mortgagee: Akita Partners LLC, a Texas limited liability company

Note: Note dated December 1, 2012 in the amount of \$79,500.00

Deed of Trust

Date: December 1, 2012

Grantor: Rene De La Fuente and Maria De La Fuente

Mortgagee: Akita Partners LLC, a Texas limited liability company

Recording information: Dallas County Official Public Records 201300056951

Property:

14311 Oakwood Lane, Balch Springs, Dallas County, Texas 75180 more particularly described as Lot No. 18 Blk 24 Spring Oaks Addition to the City of Balch Springs, Dallas County, Texas according to map or plat thereof recorded in Volume 152, page 2574, of the plat records of Dallas County, Texas.

County: Dallas

Date of Sale (first Tuesday of month): November 7, 2017

Time of Sale: 11:00 a.m.

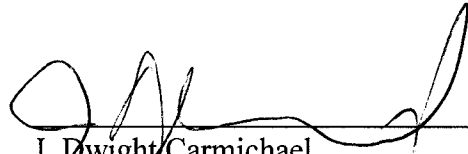
Place of Sale: George Allen Courts building, 600 Commerce Street, Dallas 75202, north side of the George Allen Courts building facing Commerce Street below the overhang

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 J. Dwight Carmichael as Trustee under 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.



J. Dwight Carmichael
Carmichael Law Office
4112 Boulder Drive, Dallas, Texas 75233