

**NOTICE OF TRUSTEE'S SALE**

by Substitute Trustee

WHEREAS, On the 7th

day of April, 2016 ,

Gabriel Ortiz Soto

executed a Deed of Trust conveying to

Darren W. Stanton

a Trustee, the Real Estate hereinafter

described, to secure Couch Properties, LLP

201600098250

in the payment of a debt therein described,

said Deed of Trust being recorded in Vol

Page

in the Deed of Trust records

of Dallas

County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6th day of November, 2018 , 19 , beginning no earlier than 10:00 A M. and taking place not later than three (3) hours after that time, I will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in Dallas County, Texas, to the highest bidder for cash. The designated area for said county is located at the

George Allen Courts Bldg., Dallas

County, Texas.

Said Real Estate is described as follows: In the County of Dallas

State of Texas:

Being Lot 28 Block F of Freeway East Addition to the City of Balch Springs, Dallas County, Texas, according to the Plat thereof recorded in Volume 70133, Page 1961 Map Records of Dallas County, Texas.

Also known as 12300 Duchess Dr., Balch Springs, Tx.75180

**FILED**

2018 OCT -9 PM 1:43

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY \_\_\_\_\_ DEPUTY

WITNESS MY HAND this

9th

day of October, 2018 ,

*Pat Doak*

Pat Doak, Substitute

Trustee.

**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.**

**NOTICE OF TRUSTEE'S SALE**

Notice is hereby given that on Tuesday, the 6th day of November 2018; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

**Date of Deed of Trust:** June 10, 2016

**Grantor:** Griselda Yearby and Jerome Yearby

**Original Trustee named in Deed of Trust:** L.Scott Horne

**Original amount of Secured Indebtedness:** \$129,900.00

**Original Beneficiary named in Deed of Trust:** OFH JNB 106 LLC

**Property described in Deed of Trust:**

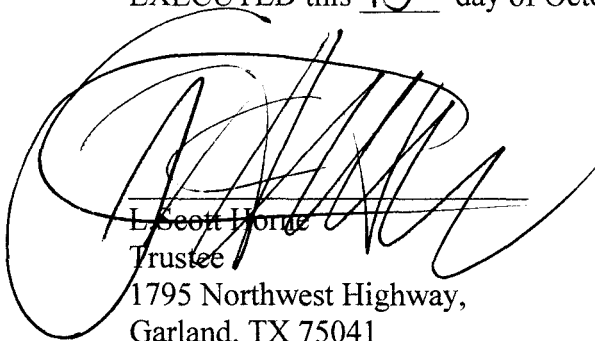
**Lot 18, Block A, of FOX RUN ADDITION, an addition to the City of Balch Springs, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2001247, Page 19, of the Plat Records of Dallas County, Texas. More commonly known as 12713 Natalie Drive, Balch Springs, Texas 75180**

Said Deed of Trust is recorded under Document No.201400167903 in the Deed of Trust Records of Dallas County, Texas.

2018 OCT 16 AM 11:47  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

**FILED**

EXECUTED this 15<sup>th</sup> day of October 2018

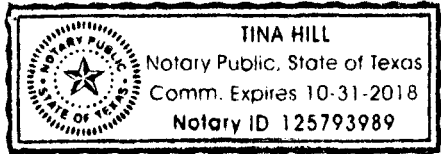


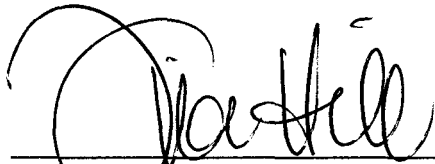
L. Scott Horne  
Trustee  
1795 Northwest Highway,  
Garland, TX 75041  
972-271-1700

**ACKNOWLEDGMENT**

THE STATE OF TEXAS   §  
  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 15<sup>th</sup> day of October 2018, by L.Scott Horne, known to me personally or by driver's license, in the capacity therein stated.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

PREPARED IN THE LAW OF:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041