

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Date: August 10, 2018

Substitute Trustee: **Cristina Caballero, Thomas K. Broder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington**

Address of Substitute Trustee: 10440 N. Central Expressway, Suite 1550
Dallas, Texas 75231

Holder of Note and Lien: CrossTimbers Capital, Inc.

Note: Promissory Note in original principal amount of \$103,200.00

Deed of Trust:

Date: August 30, 2017

Grantor: Sergio Arturo Ibarra

Lender: CrossTimbers Capital, Inc.

Recording Information: Instrument Number 201700249957

Property:

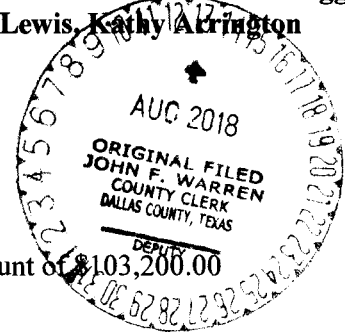
BEING all that certain 0.831 acre tract of land situated in the Robert Kleberg Survey, Abstract No. 716, Dallas County, Texas, and being all that certain tract of land conveyed to Billy C. Boren by deed recorded under Instrument No. 201700207863 and 201711210764, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod found for the west corner of said Boren tract, and being the south corner of a tract of land conveyed to Rogelio Salazar be deed recorded in Volume 2005182, Page 6735, Official Public Records, Dallas County, Texas;

THENCE North 45 degrees 14 minutes 06 seconds East, along the southeast line of said Salazar tract, fo a distance of 217.29 feet, to a 1/2" capped iron rod found for corner in the southwest right-of-way line of Elm Spring Road (50' R.O.W.);

THENCE South 34 degrees 15 minutes 56 seconds East, along the southwest right-of-way line of said Elm Spring Road, for a distance of 169.41 feet, to a 1/2" capped iron rod set for corner stamped "RPLS 5633" in the northwest right-of-way line of Great Oak Drive (40' R.O.W.);

THENCE South 45 degrees 14 minutes 06 seconds West, along the northwest right-of-way line of said Great Oak Drive, for a distance of 217.25 feet, to a 5/8" iron rod found for corner;



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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

THENCE North 34 degrees 16 minutes 49 seconds West, a distance of 169.40 feet , to the POINT OF BEGINNING, and containing 0.831 acres or 36,191 square feet of land.

commonly known as 2501 Great Oak Drive, Dallas, Texas 75253

County: Dallas County, Texas


Date of Sale: September 4, 2018. The earliest time at which the sale shall occur is 1:00 p.m.

Time of Sale: 1:00 p.m.

Place of Sale of Property: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Holder of the Note and Lien has appointed Cristina Caballero, Thomas K. Broder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington, or any one of them, as Substitute Trustee under the Deed of Trust. Holder of the Note and Lien has instructed 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, for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.


Cristina Caballero / Substitute Trustee

FILED

1607 MAGNOLIA DRIVE, MESQUITE, TX, 75149
10610.0009

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE** DEPUTY

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate David Garvin, Jack Beckman, Michelle Schwartz, Kelly Goddard, Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Terry Waters, Matt Hansen, Frederick Britton, Shawn Schiller, Logan Thomas, Kathy Arrington, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on September 04, 2018 between the hours of 10am - 1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: THE OUTSIDE AREA ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG. in DALLAS County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 11/24/2003 and recorded under Volume, Page or Clerk's File No. INSTRUMENT# 2677345, BOOK: 2003244 PAGE: 6070 in the real property records of Dallas County Texas, with WILLIAM DALE MULLENS JR. as Grantor(s) and Financial Freedom Senior Funding Corporation as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by WILLIAM DALE MULLENS JR. securing the payment of the indebtedness in the original principal amount of \$105,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by WILLIAM DALE MULLENS JR.. CAM XIX Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
INFORMATION:**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Planet Home Lending, LLC is acting as the Mortgage Servicer for CAM XIX Trust who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Planet Home Lending, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAM XIX Trust
c/o Planet Home Lending, LLC
321 Research Parkway, Suite 303, Meriden, CT 06450

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

BEING LOT 8, IN BLOCK C OF HICKORY HEIGHTS ADDITION. AN ADDITION TO DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 12, PAGE 223 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY
ADDRESS:**

1607 MAGNOLIA DRIVE, MESQUITE, TX 75149

TERMS OF SALE:

The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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.

Signed on the 3 day of August, 2018.

Respectfully,

JACK O'BOYLE & ASSOCIATES

~~____ Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com~~

~~/ Travis H. Gray | SBN: 24044965
travis@jackoboyle.com~~

____ Chris S. Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

FILED

Notice of Foreclosure Sale

2018 AUG 14 PM 3:31

1. *Property to Be Sold.* The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the DEED OF TRUST dated May 30, 2018 and recorded on July 17, 2018 and recorded as Document Number 201800190276 in the real property records of DALLAS County, Texas, executed by Melissa Martinez and any modification or extensions of said Deed of Trust.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: September 4, 2018

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: DALLAS County Courthouse in Dallas, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed Melissa Martinez.

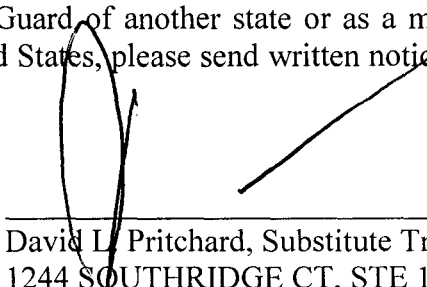
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by Melissa Martinez, and payable to the order of Ha Van Nguyen. Ha Van Nguyen is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary at Ha Van Nguyen at 7407 Amsterdam Lane Arlington, Texas 76002.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. Assert and protect your rights as a member of the armed forces of the United States. If you are 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

Dated: August 14, 2018



David L. Pritchard, Substitute Trustee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

EXHIBIT "A"

430 Levant-being situated in Dallas County, Texas, and being part of the J.B. Masters Survey, Abstract No. 936, and being a part of certain tracts of land heretofore conveyed to Jack T. Barnes by L.A. Garlock by deed dated April 5, 1949, duly filed for record in the office of the County Clerk, Dallas County, Texas, and being described by metes and bounds as follows, to wit: BEGINNING at a point in the East line of said Jack T. Barnes Tract, 308 feet North of the North line of the Dallas-Kaufman Road, being also 308 ft. from the southeast corner of the original Jack T. Barnes Tract; THENCE North along the East North along the East line of the said Barnes Tract, a distance of 78 feet to a point for corner; THENCE West parallel to the North line of the Dallas-Kaufman Road, 150 feet to a point for corner; THENCE South parallel to the East line of Jack T. Barnes tract, a distance of 78 feet to point for corner; THENCE East parallel to the North line of said Dallas-Kaufman Road, 150 feet to the Place of Beginning and being known and designated as Tract 30 of Jack T. Barnes Subdivision according to the unrecorded plat thereof;

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 FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, Alhajie Cham and Fatou Tamedou are the Owners of the following described property (hereinafter referred to as the "Property"), to wit:

Lot 12, Block 01, of Duck Creek Estates, an addition in Dallas County, Texas, according to the map or plat thereof recorded in the Map Records of Dallas County, Texas, under Cabinet 2000180, Page 2087, as modified by any supplements thereto or replats thereof.

WHEREAS, the Property is located within the jurisdiction of Duck Creek Estates Homeowners Association, Inc. (hereinafter referred to as the "Association");

WHEREAS, the Property is subject to the following deed restrictions:

Declaration of Covenants and Restrictions for Duck Creek Estates, recorded in the public records of Dallas County, Texas, under Clerk's File No. 1170980, along with any amendments and supplements thereto;

WHEREAS, the referenced deed restrictions provide that all sums assessed by the Association that remain unpaid constitute a lien against the Property;

WHEREAS, the Owners have defaulted on the payment of sums assessed by the Association against the Property;

WHEREAS, the Association has a Power of Sale to foreclose the said lien; and

WHEREAS, the Association has appointed the undersigned as Trustee/Agent for the Association to enforce the said lien and sell the Property.

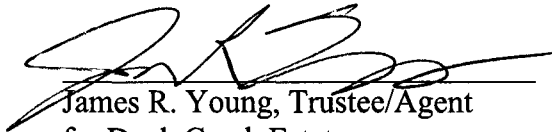
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that because of the Owners' default in performance of obligations established by the referenced deed restrictions, the Trustee/Agent will sell the Property by public auction to the highest bidder for cash on September 4, 2018 at 1:00 p.m. or within three (3) hours thereafter. The sale will be held where sales are to take place as designated by the Commissioners Court of the County in which the Property is located. If no

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COUNTY CLERK
JOHN E. WARDEN
2018 AUG 14 PM 2:11

FILED

area is designated by the Commissioners Court, the sale will be conducted at the Courthouse door nearest to the posting place of this Notice in the County in which the Property is located.

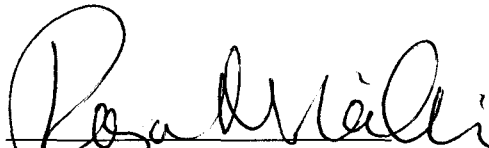
SIGNED this 13th day of August, 2018.



James R. Young, Trustee/Agent
for Duck Creek Estates
Homeowners Association, Inc.
c/o: Holt & Young, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024
Phone: (713) 510-1000
Fax: (713) 510-1001

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

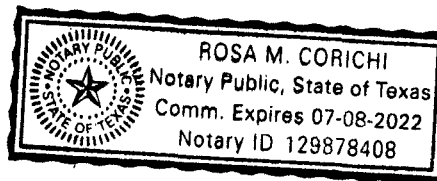
This instrument was acknowledged before me on the 13th day of August, 2018, by James R. Young in his capacity as Trustee/Agent.



Notary Public in and for
The State of Texas

WHEN RECORDED RETURN TO:

Holt & Young, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024



Notice of Foreclosure Sale/Trustee Sale

1. **Property to Be Sold.** The property to be sold is described as follows:

Being part of two tracts of land out of the J B MASTERS SURVEY, ABSTRACT No 936, described in Deed from LA Garlock to Jack Barnes dated April 5, 1949, recorded in Volume 3121, Page 6 of the Deed Records of Dallas County, Texas, and being further described by metes and bounds as follows;

BEGINNING at a point in the west line of the said Jack T Barnes land 620 feet North of the Southwest corner thereof,

THENCE East parallel with the South line of said Barnes land, 150 feet to a point in the west line of a road,

THENCE North along the west line of said road 156 feet to a corner,

THENCE west parallel to the Southline of the said Barnes land, 150 feet to a point in the west line thereof,

THENCE South along the west line of said Barnes land, 156 feet to the place

Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in the real property records of Dallas County, Texas with Instrument Number 201600073647.

2. **Date, Time and Place of Sale.** The Sale is scheduled to be held at the following date, time, and place:

Date: September 4, 2018

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: In accordance with the Order of the Commissioner's Court of Dallas County, Texas, and filed for record in the office of the County Clerk of Dallas County, Texas under Clerk's File No. 91245, Page 0556, the foreclosure sale will take place at the following location: On the steps at the south side of the George L. Allen, Sr. Courts Building, 600 Commerce, Dallas, Texas, as more particularly described in such Order.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the wraparound deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the wraparound deed of trust at the time of the sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the wraparound deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the wraparound deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the wraparound deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substituted trustee.

4. **Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Robert Castillo, Eliud Castillo and Great Success, LLC.

5. **Obligations Secured.** The deed of trust provided that it secured the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$154,500.00 executed by Robert Castillo and Eliud Castillo, and payable to the order of Great Success, LLC; and (b) all renewals and extension of the note and; (c) any and all present and future indebtednesses of Robert Castillo, Eliud Castillo to Great Success, LLC. Great Success, LLC is the current owners and holder of the Obligations and is the beneficiary under the deed of trust. Questions concerning the sale may be directed to the undersigned or to the beneficiary.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale. August 14, 2018



Garcia Legal Group, PC
Atalia A. Garcia
8035 E RL Thornton Frwy Suite 100
Dallas, Texas 75228
P) 972 996 2329
F) 972 996 2351

NOTICE OF FORECLOSURE SALE

Deed of Trust:
Dated: December 15, 2017
Grantor: Profit Group, LLC, a Texas limited liability company
Trustee: Matthew C. Aycock, Esq.
Lender: M.R. Cavenee, Ltd., a Texas limited partnership
Mortgage Servicer: Conrad Properties, LLC, a Texas limited liability company
Recorded in: Instrument No. 201700355885 of the real property records of Dallas County, Texas

Legal Description: **LOT 20, IN BLOCK 17, CITY BLOCK NO. 7347, OF JAN MAR CIRCLE SECTION 10, A SUBDIVISION IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 77063, PAGE 1336, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS**

Secures: Promissory Note ("Note") in the original principal amount of \$560,000.00, executed by Profit Group, LLC, a Texas limited liability company ("Borrower") and payable to the order of Lender

Foreclosure Sale:
Date: Tuesday, September 4, 2018
Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place: THE OUTSIDE AREA ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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 M.R. Cavenee, Ltd., a Texas limited partnership's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, M.R. Cavenee, Ltd., a Texas limited partnership, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of M.R. Cavenee, Ltd., a Texas limited partnership's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with M.R. Cavenee, Ltd., a Texas limited partnership's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If M.R. Cavenee, Ltd., a Texas limited partnership passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by M.R. Cavenee, Ltd., a Texas limited partnership. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

FILED

2018 AUG 14 PM 1:03

BY **JOHN F. WARREN**
COUNTY CLERK
DALLAS COUNTY
 DEPUTY

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.



Mariah M. Gagnon, Attorney
Pratt Aycock, Ltd.
1124 Glade Road, Suite 100
Colleyville, Texas 76034
Telephone (214) 473-5551

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about May 4, 2018, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Sylvia Fluchaire and Bella Fluchaire, LLC, the present owners of said real property, to Owners Association of Citta Townhomes Condominiums (the "Association"); and

WHEREAS, the said Sylvia Fluchaire and Bella Fluchaire, LLC have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, September 4, 2018, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 5, Building 7, of Citta Townhomes Condominiums, a Condominium Project in Dallas County, Texas, together with its limited common elements, and an undivided interest in adn to the general common elements as defined in the Condominium Declaration recorded in Document No. 20070102076, of the Real Property Records of Dallas County, Texas (13900 Noel Road, Unit 5)

WITNESS my hand this 10 day of August, 2018

OWNERS ASSOCIATION OF CITTA
TOWNHOMES CONDOMINIUMS

By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

FILED
2018 AUG 14 PM 3:12
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

The within notice was posted by me on the ___ day of _____, 2018, at the Dallas County Courthouse in Dallas, Texas.