

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

THE STATE OF TEXAS)

COUNTY OF DALLAS)

NOTICE IS HEREBY GIVEN THAT:

WHEREAS, Rossi Development LLC d/b/a Rossi Custom Homes 3, LLC ("Grantor") executed and delivered that certain Deed of Trust, dated April 20, 2022 and recorded on April 25, 2022 ("Deed of Trust") to G Capital LLC ("Noteholder"), said Deed of Trust being recorded in the Real Property Records of Dallas County, Texas, in Instrument No. 202200114950, and incorporated herein by reference, which Deed of Trust created liens on the real property ("Land") situated in the County of Dallas and State of Texas described in Exhibit "A," attached hereto and made a part hereof, together with the rights, privileges and appurtenances thereto ("Rights") (the Land and Rights are herein collectively the "Mortgaged Property"); and

WHEREAS, the liens and security interests granted under the Deed of Trust are to secure the payment of indebtedness evidenced by that certain Real Estate Lien Note (the "Note") dated April 20, 2022, in the original stated principal sum of One Million, Five Hundred Ninety Thousand and No/100 Dollars (\$1,590,000.00) executed by Grantor and payable to the order of Noteholder; and

WHEREAS, the Deed of Trust provides that the Trustee named therein may be removed for any reason by Noteholder and grants Noteholder the right to appoint a substitute trustee ("Substitute Trustee") without other formality than the designation be made in writing by Noteholder; and

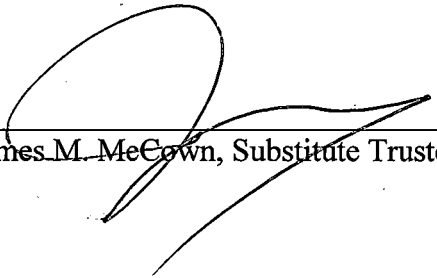
WHEREAS, pursuant to the Deed of Trust, Noteholder, the owner and holder of the Note, and the beneficiary under the Deed of Trust, by execution of the document styled Appointment of Substitute Trustee, attached hereto as Exhibit "B," executed by Noteholder, removed Richard J. Omar as Trustee and appointed James M. McCown, David S. Vassar, or Patrick Sicotte Substitute Trustees, thereunder to succeed to and become vested with all of the estate and title of Richard J. Omar, as Trustee, in the Mortgaged Property and with all the rights, powers, and privileges and authority vested in Richard M. Omar, by the terms and conditions of the Deed of Trust; and

WHEREAS, default has occurred in the payment of the indebtedness secured by the Deed of Trust, and pursuant to the terms of the Note and Deed of Trust, Noteholder, the present owner and holder of the Note and beneficiary under the Deed of Trust, by reason of said default has requested the undersigned Substitute Trustee to sell the Mortgaged Property as provided in the Deed of Trust to satisfy all or a portion of the indebtedness evidenced by the Note and secured by the Deed of Trust;

FILED
2025 FEB 17 AM 9:59
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY: MH DEPT

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that I, James M. McCown, Substitute Trustee as foresaid, will accordingly, after due service and publication and filing of this notice as required by the Deed of Trust and the laws of the State of Texas, sell the Mortgaged Property at public venue to the highest bidder, for cash at the Dallas County Courthouse located at the North Side of the George Allen Courts Building facing 600 Commerce Street, Dallas County, Texas, 75202 below the overhang, or at such other area as may be currently designated by the Commissioners Court of Dallas County, Texas, the county in which the Mortgaged Property is situated, between the hours of 10:00 a.m. and 4:00 p.m. (The hour of 10:00 a.m. being the earliest time at which such sale will occur and such sale will occur no later than three (3) hours thereafter on the first (1st) Tuesday in April that being April 1, 2025.

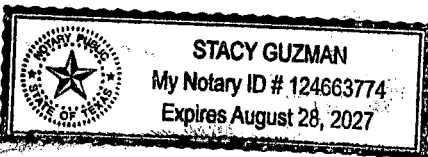
WITNESS my hand this 17th day of February, 2025.

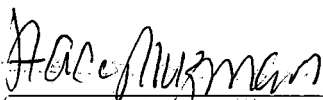

James M. McCown, Substitute Trustee

THE STATE OF TEXAS)

COUNTY OF DALLAS)

17th, This instrument was acknowledged, signed and sworn to before me under oath on February 2025 by James M. McCown, Substitute Trustee.




Notary Public, in and for the State of Texas

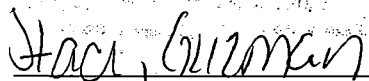

Notary's Printed Name

EXHIBIT A

Being the West 60 feet of Lot 17 and the East 10 feet of Lot 18, in Block 99, of WESTPARK, an Addition to the City of Highland Park, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 366, Map Records, Dallas, County, Texas.

EXHIBIT B

(Attached)

