

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S 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

FILED

2025 FEB 13 PM 2:12

JOHN HARRIS
COUNTY CLERK
DALLAS COUNTY
BY _____

Date, Time, and Place of Sale:

April 1, 2025
MARCH 4, 2025

The sale will begin between the hours of 10:00 AM and 1:00 PM

THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

2. 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.
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust dated April 6, 2016, and recorded in Instrument Number 201600090851 Real Property Records of DALLAS County, Texas, with Adalberto Perez and Palmira Serrata, Grantor(s) and Pogue Real Estate Holdings, LLC, Mortgagee.
4. Obligations Secured: Deed of Trust executed by Adalberto Perez and Palmira Serrata, securing the payment of the indebtedness in the original principal sum of \$50,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Pogue Real Estate Holdings, LLC, is the current mortgagee of the note and Deed of Trust.
5. Property to be sold is described in the attached Exhibit A. Property address: 701 Chambers Street, Cedar Hill, TX 75104.

Mortgagee has appointed Kimberly Pinkerton 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.

Pursuant to Section 51.009 of the Texas Property Code, 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.

A handwritten signature in black ink, appearing to read "Kimberly Pinkerton", written over a horizontal line.

Kimberly Pinkerton
610 Uptown Blvd., Suite 3000
Cedar Hill, TX 75104

EXHIBIT "A"

BEING A TRACT OR PARCEL OF LAND OUT OF THE E.C. THOMAS SURVEY, ABSTRACT NO. 1472, DALLAS COUNTY, TEXAS, BEING PART OF THE PROPERTY AS CONVEYED BY DEED EXECUTED BY C.B. RAGLAND AND ICY RAGLAND TO MILFORD J. MAYS AND WIFE, ILA RUTH MAYS, DATED JULY 18, 1975, RECORDED IN VOLUME 75145, PAGE 2257, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS;

COMMENCING AT FENCE POST FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH LINE OF CHAMBERS STREET WITH THE EAST LINE OF ROBERTS ROAD;

THENCE NORTH 00 DEGREES 59 MINUTES 08 SECONDS WEST, WITH THE EAST RIGHT OF WAY LINE OF ROBERTS ROAD, A DISTANCE OF 220.12 FEET TO A FENCE POST FOUND FOR CORNER AT THE SOUTHWEST CORNER OF A TRACT AS DESCRIBED IN A DEED TO LARRY PARKS AS RECORDED IN CLERK'S FILE NO. 201300037632 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 82 DEGREES 14 MINUTES 44 SECONDS EAST, WITH THE COMMON LINE OF THE PARKS TRACT, A DISTANCE OF 239.51 FEET TO A 3/8" IRON ROD SET FOR THE POINT OF BEGINNING;

THENCE SOUTH 82 DEGREES 14 MINUTES 44 SECONDS EAST, CONTINUING WITH THE COMMON LINE OF THE PARKS TRACT, A DISTANCE OF 58.8 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF A TRIANGULAR PROPERTY AS DESCRIBED IN DEED TO DAVID W. TINDLE AND RECORDED IN VOLUME 86112, PAGE 1050 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 26 DEGREES 59 MINUTES 39 SECONDS EAST, WITH THE COMMON LINE OF THE TINDLE TRACT, A DISTANCE OF 50.8 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE SOUTH 04 DEGREES 21 MINUTES 17 SECONDS EAST A DISTANCE OF 133.32 FEET TO A FENCE POST FOUND FOR CORNER IN THE NORTH LINE OF CHAMBERS STREET;

THENCE SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST, WITH THE NORTH LINE OF SAID CHAMBERS STREET, A DISTANCE OF 87.99 FEET TO A 3/8" IRON ROD SET FOR CORNER;

THENCE NORTH 01 DEGREES 04 MINUTES 00 SECONDS WEST 186.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.33 OF AN ACRE, MORE OR LESS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 131620-TX

Date: February 18, 2025

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: OBADEISHA D. BAILEY, AN UNMARRIED PERSON

ORIGINAL MORTGAGEE: JPMORGAN CHASE BANK, N.A.

CURRENT MORTGAGEE: Nationstar Mortgage LLC

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2025 FEB 20 AM 10:29

FILED

DEED OF TRUST DATED 7/13/2022, RECORDING INFORMATION: Recorded on 7/14/2022, as Instrument No. 202200194363

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): UNIT NO. 311, IN BUILDING "C", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF, SABLE RIDGE CONDOMINIUMS, A CONDOMINIUM PROJECT IN DALLAS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND LOCATED, DELINEATED, AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR ABLE RIDGE CONDOMINIUMS, TOGETHER, WITH THE SURVEY PLAT, BY-LAWS, AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 81231, PAGE 2255, OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/1/2025, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for Nationstar Mortgage LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Nationstar Mortgage LLC
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER
8950 Cypress Waters Blvd.
Coppell, TX 75019



Matter No.: 131620-TX

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, JOSHUA SANDERS, RAMIRO CUEVAS, MATTHEW HANSEN, WESLEY FOWLER-WILLIAMS, AUCTION.COM, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, CAROL DUNMON, PAYTON HREHA, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036