

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
COOK, CARLOS AND SONIA
3335 PRANCER STREET, LANCASTER, TX 75146

FHA 491-5615536-703
Firm File Number: 18-029619

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 25, 1993, RONALD M. EVANS AND WIFE, LISA A. EVANS, as Grantor(s), executed a Deed of Trust conveying to DAVID M. GOTSCHALL, ESQ, as Trustee, the Real Estate hereinafter described, to WEST STAR FINANCIAL CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 1596 Volume 94113, Page 03264, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Dallas** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING LOT 15, BLOCK 2 OF REINDEER RUN ESTATES, AN ADDITION TO DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 87193, PAGE 5001, MAP RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 3335 PRANCER STREET
LANCASTER, TX 75146
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-RF3
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

Shelley Ortolani
SUBSTITUTE TRUSTEE

Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Shelley Ortolani, Michele Hreha, Robert Ortolani, Mary Mancuso or Francesca Ortolani
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Dallas

FILED
2019 FEB 28 AM 11:55
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shelley Ortolani, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of February
20 19



Michele Hreha
NOTARY PUBLIC in and for
Dallas COUNTY
My commission expires: 10.9.2020
Type or Print Name of Notary
Michele Hreha

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 military service to the sender of this notice immediately.

NOTICE OF SALE

In accordance with:

(1) the authority conferred upon SoCo Urban Loft Condominium Association, ~~et al~~ by those certain instruments entitled: "Condominium Declaration for SoCo Urban Loft Condominiums" (collectively the "Declaration"), which is filed in the *Condominium Records of Dallas County, Texas*, under Dallas County Clerk's File Number 200600203649, and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of SoCo Urban Loft Condominium Association, Inc. (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Dallas County, Texas conveying the property described below to Janos Farkas;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Janos Farkas resulting from Janos Farkas default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on April 2, 2019 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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

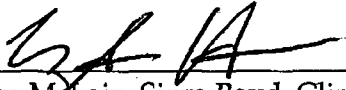
The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place on the north side of the George Allen Courts Building facing Commerce Street, below the overhang, where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court. The sale will take place no earlier than 10:00 a.m. and no later than 4:00 p.m.

and more commonly known as 1122 Jackson Street 802, Dallas, TX 75202-

EXECUTED this the 12th day of March, 2019.

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
TEXAS

2019 MAR 12 PM 2:38



Melissa McLain, Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Clayton Hearn, Noelle Hicks, Edward (Teddy) Holtz, Ashley Koirtyohann, Brady

FILED

Ortego, Rachel Shores, Eric B. Tonsul, Katherine
Wilcox, Agent and Trustee for SoCo Urban Loft
Condominium Association, Inc.

Return to:
ROBERTS MARKEL WEINBERG BUTLER HAILEY PC
2800 Post Oak Blvd., Suite 5777
Houston, Texas 77056

NOTICE OF TRUSTEE'S FORECLOSURE SALE

Original Deed of Trust Information

Date: August 4, 2016
Grantor(s): Soleгна Properties, LLC
Original Beneficiary: BLACK STONE REALTY PARTNERS, LLC
Current Beneficiary: Minsk Finance, LLC
Original Principal Amount: FIFTY SEVEN THOUSAND DOLLARS AND NO CENTS 00/100 (57,000.00)

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2019 MAR 12 PM 3:26

FILED

Property: Lot 9, Blk 1/2521 Websters South Dallas Addition
Dallas County, Texas
As recorded in the Dallas County Real Property
Records and commonly known as 4906 S. Harwood

Sale Information

Original Trustee: M.L. Levin
Substitute Trustee(s): Elaine Winsor, John D'Silva, Travis Kasper, Lane Addison
Substitute Trustee(s) Address: 5042 Wilshire Blvd Ste 26-176, Los Angeles County, Los Angeles, CA 90036

Date of Sale: Tuesday, April 2, 2019
Time of Sale: The sale shall begin no earlier than 11:59 a.m., or no later than three hours thereafter.
Place of Sale: THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING, 600 COMMERCE STREET, DALLAS TEXAS, AS DESIGNATED BY THE DALLAS COUNTY COMMISIONER.

WHEREAS, the above-named Grantor(s) (the "Grantor") previously conveyed the above-described property (the "Property") in trust to secure payment of the promissory note (the "Note") set forth in the above-described Deed of Trust (the "Deed of Trust");

WHEREAS, the above-named Beneficiary (the "Beneficiary") is legal owner and holder of the Note; and;

WHEREAS, the Beneficiary declared a default in the payment of installments and other provisions required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

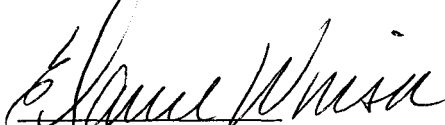
WHEREAS, the Beneficiary accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable; and

WHEREAS, the Beneficiary removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustees and appointed and request **Elaine Winsor, John D'Silva, Travis Kasper, Lane Addison** to act as a Trustee(s) to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Beneficiary;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that;

1. Beneficiary has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. **Elaine Winsor, John D'Silva, Travis Kasper, Lane Addison** shall act as Substitute Trustee(s) to sell the Property on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
5. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", and no representation is made concerning the quality or nature of title to be acquired or physical condition of property. Purchasers will receive whatever interest
6. Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.
7. All bidders must bid based on having cash in hand at such auction. Substitute Trustee will have Trustee's Deed available at the same to complete transfer at the auction.



Elaine Winsor
Substitute Trustee
5042 Wilshire Blvd, Ste 26-176
Los Angeles, CA 90036

(Acknowledgement)

STATE OF TEXAS

COUNTY OF ~~DALLAS~~ *ELLIS* *MM*

On this personally appeared before me Elaine Winsor in the capacity stated therein, to me known to be the individual(s) described hereinabove and who executed the foregoing instrument, and acknowledged that he signed and acknowledged the same. GIVEN under my hand and official seal this the 12 day of March, 2019, NOTARY PUBLIC in and for the State of Texas.



Chelsey Moore
Notary Public

NOTICE OF TRUSTEE'S FORECLOSURE SALE

Original Deed of Trust Information

Date: July 27, 2016
Grantor(s): Solegna Properties, LLC
Original Beneficiary: BLACK STONE REALTY PARTNERS, LL
Current Beneficiary: Minsk Finance, LLC
Original Principal Amount: FIFTY TWO THOUSAND DOLLARS AND NO CENTS 00/100 (\$52,000.00)

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2019 MAR 12 PM 3:26

FILED

Property: Lot 60 50x140, Block 2249 Ervay Place Addition
Dallas County, Dallas, TX As recorded in the Dallas
County Real Property Records and commonly known as
5010 Colonial

Sale Information

Original Trustee: M.L. Levin
Substitute Trustee(s): Elaine Winsor, John D'Silva, Travis Kasper, Lane Addison

Substitute Trustee(s) Address: 5042 Wilshire Blvd Ste 26-176, Los Angeles County, Los Angeles, CA 90036

Date of Sale: Tuesday, April 2, 2019
Time of Sale: The sale shall begin no earlier than 11:59 a.m., or no later than three hours thereafter.
Place of Sale: THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING, 600 COMMERCE STREET, DALLAS TEXAS, AS DESIGNATED BY THE DALLAS COUNTY COMMISSIONER.

WHEREAS, the above-named Grantor(s) (the "Grantor") previously conveyed the above-described property (the "Property") in trust to secure payment of the promissory note (the "Note") set forth in the above-described Deed of Trust (the "Deed of Trust");

WHEREAS, the above-named Beneficiary (the "Beneficiary") is legal owner and holder of the Note; and;

WHEREAS, the Beneficiary declared a default in the payment of installments and other provisions required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Beneficiary accelerated the maturity date of the Note and declared all

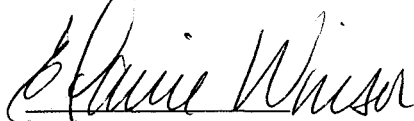
sums secured by such Deed of Trust to be immediately due and payable; and

WHEREAS, the Beneficiary removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustees and appointed and request **Elaine Winsor, John D'Silva, Travis Kasper, Lane Addison** to act as a Trustee(s) to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Beneficiary;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that;

1. Beneficiary has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. **Elaine Winsor, John D'Silva, Travis Kasper, Lane Addison** shall act as Substitute Trustee(s) to sell the Property on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
5. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", and no representation is made concerning the quality or nature of title to be acquired or physical condition of property. Purchasers will receive whatever interest
6. Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.
7. All bidders must bid based on having cash in hand at such auction. Substitute Trustee will have Trustee's Deed available at the same to complete transfer at the auction.



Elaine Winsor
Substitute Trustee
5042 Wilshire Blvd, Ste 26-176, Los Angeles, CA 90036
(323) 925-7451
Service@MinskFinance.com

(Acknowledgement)

STATE OF TEXAS

COUNTY OF ~~DALLAS~~ Ellis CM

On this personally appeared before me **Elaine Winsor** in the capacity stated therein, to me known to be the individual(s) described hereinabove and who executed the foregoing instrument, and acknowledged that he signed and acknowledged the same. GIVEN under my hand and official seal this the 12 day of March, 2019, NOTARY PUBLIC in and for the state of Texas.



Chelsey Moore
Notary Public

NOTICE OF TRUSTEE'S FORECLOSURE SALE

Original Deed of Trust Information

Date: August 12, 2016
Grantor(s): Solegna Properties, LLC
Original Beneficiary: BLACK STONE REALTY PARTNERS, LL
Current Beneficiary: Minsk Finance, LLC
Original Principal Amount: FIFTY TWO THOUSAND DOLLARS AND NO CENTS 00/100 (\$53,000.00)

BY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY

2019 MAR 12 PM 3:26

FILED

Property: Lot 2, Block F/1690 Ervay Terrace Addition
Dallas County, Dallas, TX As recorded in the Dallas
County Real Property Records and commonly known as
4404 Colonial

Sale Information

Original Trustee: M.L. Levin
Substitute Trustee(s): Elaine Winsor, John D'Silva, Travis Kasper, Lane Addison

Substitute Trustee(s) Address: 5042 Wilshire Blvd Ste 26-176, Los Angeles County, Los Angeles, CA 90036

Date of Sale: Tuesday, April 2, 2019
Time of Sale: The sale shall begin no earlier than 11:59 a.m., or no later than three hours thereafter.
Place of Sale: THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING, 600 COMMERCE STREET, DALLAS TEXAS, AS DESIGNATED BY THE DALLAS COUNTY COMMISSIONER.

WHEREAS, the above-named Grantor(s) (the "Grantor") previously conveyed the above-described property (the "Property") in trust to secure payment of the promissory note (the "Note") set forth in the above-described Deed of Trust (the "Deed of Trust");

WHEREAS, the above-named Beneficiary (the "Beneficiary") is legal owner and holder of the Note; and;

WHEREAS, the Beneficiary declared a default in the payment of installments and other provisions required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Beneficiary accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable; and

WHEREAS, the Beneficiary removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustees and appointed and request **Elaine Winsor, John D'Silva, Travis Kasper, Lane Addison** to act as a **Trustee(s)** to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Beneficiary;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that;

1. Beneficiary has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. **Elaine Winsor, John D'Silva, Travis Kasper, Lane Addison** shall act as Substitute Trustee(s) to sell the Property on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
5. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", and no representation is made concerning the quality or nature of title to be acquired or physical condition of property. Purchasers will receive whatever interest
6. Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.
7. All bidders must bid based on having cash in hand at such auction. Substitute Trustee will have Trustee's Deed available at the same to complete transfer at the auction.



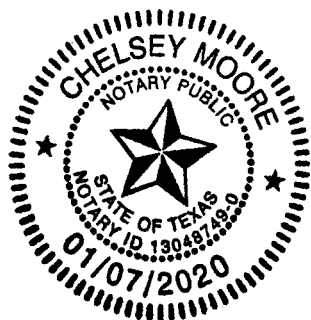
Elaine Winsor
Substitute Trustee
5042 Wilshire Blvd, Ste 26-176, Los Angeles, CA 90036
(323) 925-7451
Service@MinskFinance.com

(Acknowledgement)

STATE OF TEXAS

COUNTY OF ~~DALLAS~~ ELLIS CM

On this personally appeared before me **Elaine Winsor** in the capacity stated therein, to me known to be the individual(s) described hereinabove and who executed the foregoing instrument, and acknowledged that he signed and acknowledged the same. GIVEN under my hand and official seal this the 12 day of March, 2019, NOTARY PUBLIC in and for the state of Texas.



Chelsey Moore
Notary Public

FILED

2019 MAR 12 PM 1:48

NOTICE OF TRUSTEE'S FORECLOSURE SALE

COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Original Deed of Trust Information

Date: April 22, 2014
Grantor(s): Jesus Romeo & Agustin Uribe
Original Beneficiary: Topletz Investments
Original Principal Amount: FIFTY SIX THOUSAND FIVE DOLLARS AND NO CENTS 00/100 (\$56,500.00)
Property: Lot 6, Block 5/6081 of Southgate Annex 1 Rev Addition

Sale Information

Original Trustee: M.L. Levin
Trustee Address: 7509 Inwood Rd. Suite #301, Dallas, TX 75209
Date of Sale: Tuesday, April 2, 2019
Time of Sale: The sale shall begin no earlier than 10:00 a.m., and no later than three hours thereafter.
Place of Sale: THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING, 600 COMMERCE STREET, DALLAS TEXAS.

WHEREAS, the above-named Grantor(s) (the "Grantor") previously conveyed the above-described property (the "Property") in trust to secure payment of the promissory note (the "Note") set forth in the above-described Deed of Trust (the "Deed of Trust");

WHEREAS, the above-named Current Beneficiary (the "Beneficiary") is legal owner and holder of the Note; and;

WHEREAS, the Beneficiary declared a default in the payment of installments and property taxes and other provisions required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Beneficiary accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable; and

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Beneficiary;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that;

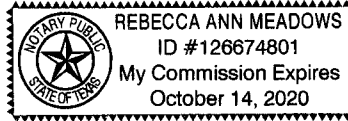
1. Beneficiary has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. The property will be sold to the highest bidder for cash.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties

specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", and no representation is made concerning the quality or nature of title to be acquired or physical condition of property. Purchasers will receive whatever interest or rights the Grantor(s) of the note and/or the Beneficiary of said note had.

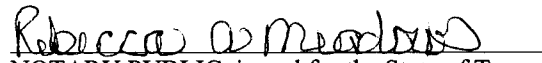
5. Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.
6. All bidders must bid based on having cash in hand at such auction, or provide a \$1,500 non-refundable hold deposit to provide such funds within 1 hour of such sale.


M.L. Levin, Trustee

STATE OF TEXAS §
COUNTY OF DALLAS §



On this personally appeared before me M.L. Levin, in the capacity stated therein, to me known to be the individual(s) described hereinabove and who executed the foregoing instrument, and acknowledged that he signed and acknowledged the same. GIVEN under my hand and official seal on this date of February 25, 2019.


NOTARY PUBLIC, in and for the State of Texas

Place: The North Side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners.

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 Lender'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, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Grantor.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 by public sale to the highest bidder for cash in accordance with the Terms of Sale described above, the Deed of Trust and applicable law.

If Lender 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. The Foreclosure Sale will not cover any property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN "AS 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.

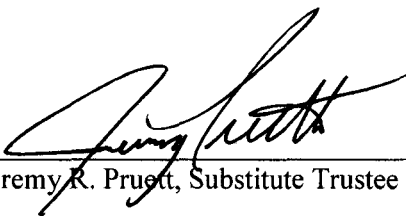
Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Notice is given that before the Foreclosure Sale, Lender may appoint another person as Substitute Trustee to conduct the Foreclosure 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.

The name and address of the sender of this notice is:

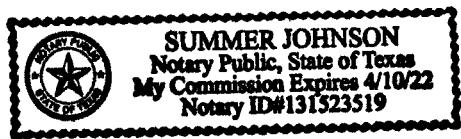
Jeremy R. Pruett, Substitute Trustee
301 Commerce Street, Suite 1500
Fort Worth, Texas 76102

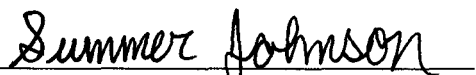


Jeremy R. Pruett, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 12th day of March, 2019 by Jeremy R. Pruett, Substitute Trustee.





Notary Public, State of Texas

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Being a part of the P. KIRKLAND SURVEY, PATENT NO. 352, Volume 10, Abstract No. 746, and described by metes and bounds as follows:

BEGINNING at the Northwest corner of 160 acres deeded to H. Bailey by R.P. Henry and wife on December 31, 1901;

THENCE South with the West line of said 160 acre tract 1460 feet;

THENCE East, passing an iron stake under a fence on the East side of the public road, in all 572 feet to corner, an iron stake;

THENCE North 404 feet;

THENCE East 1540 feet to an iron stake on the East line of said 160 acre tract;

THENCE North 1056 feet to a bois d'arc stake at the N.E. corner of said 160 acre tract;

THENCE West 2112 feet to the PLACE OF BEGINNING;

EXCEPTING about 3-1/2 acres heretofore set apart and occupied by the right-of-way of the M.K. & T. R.R. and the County Public Road and excepting 3.29 acres of land conveyed by J.N. Lowrance et ux to E.T. Moore, Trustee, by Deed recorded in Volume 529, Page 472, Deed Records of Dallas County, Texas, leaving approximately 47-1/2 acres of land.

FURTHER SAVE AND EXCEPT 3.154 acres of land described in Deed recorded in Volume 79173, Page

1603, Real Property Records, Dallas County, Texas.

FURTHER SAVE AND EXCEPT 1.00 acre conveyed by Randy Michael Rosellini to Rose Wade Limited

Partnership by Deed recorded under Clerk's File No. 20070194882, Real Property Records, Dallas County, Texas.

Notice of Foreclosure Sale

March 1, 2019

Deed of Trust ("Deed of Trust"):

Dated: May 1, 2016
Grantor: Victor Manuel Torres
Trustee: C.E. Williams
Lender: AGN, LLC
Recorded in: Volume 77118, Page 4 of the real property records of Dallas County, Texas recorded in the real property records of Dallas County, Texas
Secures: Real Estate Note ("Note") in the original principal amount of \$67,995.42, executed by Victor Manuel Torres ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, April 2nd, 2019
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and no later than two hours thereafter.
Place: GEORGE S. ALLEN BUILDING, 600 COMMERCE, DALLAS, TX 75202 BENEATH THE UNDERHANG ON THE NORTHSIDE FACING COMMERCE OR AS DESIGNATED BY COUNTY COMMISSIONER
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 AGN, LLC'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, AGN, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of AGN, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with AGN, LLC'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If AGN, LLC 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 AGN, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, 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 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.



C.E. Williams, Esq.
4747 W. Northwest Highway
Ste. 120-195
Dallas, TX 75220
Telephone (214) 675-3800
Telecopier (214) 615-1386

FILED
2019 MAR -6 AM 11:46
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY

March 1, 2019

Victor Manuel Torres
2120 Thedford
Dallas, Texas 75217

Re: Notice of acceleration and foreclosure sale regarding the following instruments, among others (collectively, the "Loan Documents"):

Deed of Trust ("Deed of Trust"):

Dated: May 1, 2016
Grantor: Victor Manuel Torres
Trustee: C.E. Williams
Lender: AGN, LLC
Recorded in: Volume 77118, Page 4 of the real property records of Dallas County, Texas.
Secures: Real Estate Note ("Note") in the original principal amount of \$67,995.42, executed by Victor Manuel Torres ("Borrower") and payable to the order of Lender

Dear Victor Manuel Torres:

This letter is written at the request and on behalf of our client, AGN, LLC. Written notice dated February 11, 2019, was served by AGN, LLC by certified mail, return receipt requested, informing Borrower of the existence of one or more defaults under the Note and the Deed of Trust ("Defaults"). The Note, among other things, constitutes part of the indebtedness secured by the Deed of Trust ("Indebtedness"). In that notice, demand was made on Borrower to pay the unpaid past due amounts then owing under the Note and Borrower was advised of AGN, LLC's intention to accelerate the maturity of the Note if the Defaults were not cured.

According to the records of AGN, LLC, Borrower has not cured the Defaults. Therefore, AGN, LLC, by this letter, accelerates the maturity of the Indebtedness (including all unpaid principal of, and all lawful accrued and unpaid interest and other lawful amounts due under, the Note) and declares the entire Indebtedness immediately due and payable. AGN, LLC makes demand (1) on Borrower and on all persons and entities obligated on the Note (except to the extent that obligation is expressly limited by written contract or applicable law) for payment in full of the entire Indebtedness and (2) on Grantor for payment of rents and proceeds of any rents to which AGN, LLC is entitled under the Loan Documents and Texas Property Code chapter 64, Assignment of Rents to Lienholder.

AGN, LLC has instructed Trustee to sell the Property (as defined in the notice below) at a nonjudicial foreclosure sale ("Foreclosure Sale"). A copy of the Notice of Foreclosure Sale ("Notice") specifying the date, time, place, and terms of the Foreclosure Sale is enclosed with this letter. If all amounts due and owing have not been paid or if other arrangements satisfactory to AGN, LLC have not then been made by the Foreclosure Sale, Trustee will conduct the Foreclosure Sale on the date and at the time and place specified in the Notice, as authorized by and in accordance with the provisions of the Deed of Trust and applicable law.

If the proceeds of the Foreclosure Sale are insufficient to repay the Indebtedness, then, except to the extent the Indebtedness is expressly nonrecourse or any party's liability is expressly limited by written contract or applicable law, each person and entity obligated to repay the Indebtedness will be jointly and severally liable for the deficiency.

If any party who receives this letter is a debtor in a bankruptcy proceeding subject to the provisions of the United States Bankruptcy Code (title 11 of the United States Code), this letter is merely intended to be written notice of the defaults under the Note in compliance with the Loan Documents and applicable law. This letter is not an act to collect, assess, or recover a claim against that party, nor is this letter intended to violate any provisions of the Code. Any and all claims that AGN, LLC asserts against that party will be properly asserted in compliance with the Code in the bankruptcy proceeding. In addition, all of AGN, LLC's claims, demands, and accruals regarding the Loan Documents, whenever made, and whether for principal, interest, or otherwise, are intended to comply in all respects, both independently and collectively, with all applicable usury laws, and are accordingly limited so that all applicable usury laws are not violated.

Nothing contained in this letter is intended to waive any default or event of default; waive any rights, remedies, or recourses available to AGN, LLC; or be an election of remedies resulting from any default that may exist with respect to the Loan Documents.

You may contact Al Nail of AGN, LLC at P.O. Box 12628, Dallas, Texas, 75225, 469-939-8879, regarding any questions that you may have, including the outstanding balance of the past due amounts on the Note as of any particular date. If you have any questions that you believe I can answer, you or your attorney may contact me at the telephone number or address listed below.

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.

Sincerely yours,



C.E. Williams

Attorney for AGN, LLC
State Bar No.: 24042163
creedewilliams@gmail.com
4747 W. Northwest Highway
Ste. 120-195
Dallas, TX 75220
(214) 675-3800
(214) 615-1386

Certified Mail No. /CONFIRMED DELIVERY
Return Receipt Requested