

NOTICE OF SUBSTITUTE TRUSTEES' SALE

THE STATE OF TEXAS
COUNTY OF DALLAS

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KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Advantage Sports Complex, LLC, (the "Grantor", whether one or more) executed that certain Deed of Trust (Security Agreement, Financing Statement, and Assignment of Rents) (the "Deed of Trust" herein) dated June 30, 2016, conveying to Geoffrey D. Greenwade, as Trustee (herein so called) the Property (herein so called) therein described, the Deed of Trust being recorded in the Real Property Records of Denton County, Texas, as Instrument No. 80972, and recorded in the Dallas County Property Records as Instrument Number 201600191491, the Deed of Trust securing, among other things, the payment of the indebtedness evidenced by that certain Promissory Note (the "Note") dated June 30, 2016, executed by Grantor and Advantage Sports, Inc., payable to the order of Green Bank, N.A., in the principal amount of \$8,816,428.00, (Grantor and Advantage Sports, Inc., are collectively referred to herein as, the "Debtor"); and

WHEREAS, Veritex Community Bank, is the successor in interest to Green Bank, N.A., and is the current owner and holder of the Note and the Deed of Trust and is the beneficiary under any and all documents evidencing, securing or relating to the indebtedness evidenced by the Note, including, but not limited to, the Deed of Trust; and

WHEREAS, the undersigned has been appointed by Veritex Community Bank as a Co-Substitute Trustee (herein so called) with D. Woodard Glenn in the place of the original Trustee, upon the contingency and in the manner prescribed by the Deed of Trust; and

WHEREAS, the Debtor defaulted under the Note by failing to make all the required payments due under the Note, and despite demand, the Note remains unpaid, therefore pursuant to the rights and remedies set forth in the Note and the Deed of Trust, the entire unpaid principal balance of, and all accrued and unpaid interest on, the Note and all other sums due in regard to said Note and Deed of Trust are now wholly due and payable, and Veritex Community Bank as the owner and holder of said indebtedness and the beneficiary under the Deed of Trust, has requested the undersigned to sell the Property pursuant to the Deed of Trust and the laws of the State of Texas to satisfy said indebtedness; and

WHEREAS, the proceeds of such sale are to be applied in accordance with the provisions of the Deed of Trust and the laws of the State of Texas.

THEREFORE, PLEASE BE ADVISED AS FOLLOWS:

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

Date: August 6, 2019.

BY _____
COUNTY CLERK
JOHN E. WARREN
51:2 JUL 16 PM 2:15

Time: The sale will begin no earlier than 1:00 p.m. and will begin no later than three (3) hours after that time.

Place: At the area designated by the Commissioners Court of DALLAS County, Texas pursuant to Section 51.002 of the Texas Property Code, or if no such location is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Substitute Trustees' Sale has been posted.

Please be advised that the sale may be performed by any of the Co-Substitute Trustees without the necessity of the joinder of any other Co-Substitute Trustee, and such action shall have the same force and effect as if all the Co-Substitute Trustees joined therein.

The Deed of Trust permits Veritex Community Bank to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee 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 refilled 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.

2. 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 Veritex Community Bank 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, Veritex Community Bank has the right to direct the Substitute 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 Substitute 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 any Substitute Trustee.

3. Type of Sale. The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and the laws of the State of Texas.

4. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described including, but not limited to, the Note.

5. The Property. The Property is described as follows:

All that certain real property, improvements, fixtures, appurtenances, personal property and other real and personal property described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

WITNESS MY HAND as of the 15th day of July, 2019.



Matthew B. Glenn, Co-Substitute Trustee
State Bar No.: 24083077
D. Woodard Glenn, P.C.
8214 Westchester Drive, Suite 740
Dallas, TX 75225
(214) 871-9333 Telephone
(214) 871-7131 Facsimile

EXHIBIT A

Tract 1: (Fee Simple) Lot 2E, Block A, of Replat of United Frankford, an addition to the City of Carrollton, Denton and Dallas Counties, Texas, according to the plat thereof recorded in Cabinet P, Page 275, Plat Records, Denton County, Texas, and Volume 98237, Page 1, Plat Records, Dallas County, Texas.

Tract 2: (Easement) Easement Estate as created by that certain Reciprocal Easement Agreement dated December 10, 1998, by and between United Frankford, Ltd. and Friedman Land Holdings, L.C. recorded December 14, 1998 in Volume 4237, Page 1141, Real Property Records, Denton County, Texas, and recorded November 11, 1999 in Volume 99222, Page 238, Deed Records, Dallas County, Texas.

FILED



STATE OF TEXAS §
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COUNTY OF DALLAS §

2019 JUL 15 PM 3: 21

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

Notice is hereby given that a public sale, at auction, of the Property (as that term is defined in the Deed of Trust and as used herein) will be held at the date, time and place specified in this notice.

DATE, TIME AND PLACE OF SALE: Tuesday, August 6, 2019 (which is the first Tuesday of that month) between the hours of 1:00 p.m. and 4:00 p.m. (Dallas County, Texas time). The sale will take place under the overhang facing Commerce Street on the North side of the George Allen Courts Building in Dallas, Texas or at such other place as may be designated by the Commissioners' Court of Dallas County, Texas.

INDEBTEDNESS PROMPTING SALE: That certain Business Promissory Note and Security Agreement (the "**Loan Agreement**") dated September 5, 2018, executed by New Car Concepts, Inc. dba New Car Concept, a Texas corporation ("**Borrower**"), in the original principal amount of \$75,000, payable to BOFI Federal Bank ("**Original Lender**") now payable to WBL SPE III, LLC ("Lender") as set forth below.

DEED OF TRUST AND SECURITY INTERESTS CREATING LIEN THAT IS THE SUBJECT OF SALE: That certain Deed of Trust with Security Agreement, Assignment of Rents and Leases and Financing Statement dated September 14, 2018, executed by Gregory Edgington, as grantor ("**Grantor**"), to James E. Cueller, Trustee, ("**Trustee**") for the benefit of Original Lender, recorded September 18, 2018, as Instrument No. 201800251628 in the Official Public Records of Dallas County, Texas (the "**Deed of Trust**").

OWNER AND HOLDER OF INDEBTEDNESS AND SECURITY INSTRUMENT: Lender is the sole legal owner and holder of the Loan Agreement and Deed of Trust and all beneficial interests, rights and remedies under the Loan Agreement and Deed of Trust and all other written documents, instruments, or agreements executed, delivered, made or entered into in connection with the Loan Agreement and Deed of Trust, by virtue of that assignment of the Loan Agreement by Original Lender, as assignor, to World Business Lenders, LLC ("WBL"), as assignee, recorded May 31, 2019, as Instrument No. 201900138711 in the Official Public Records of Dallas County, Texas, and of further assignment of the Loan Agreement by WBL, as assignor, to Lender, as assignee, recorded June 10, 2019, as Instrument No. 201900148611 in the Official Public Records of Dallas County, Texas.

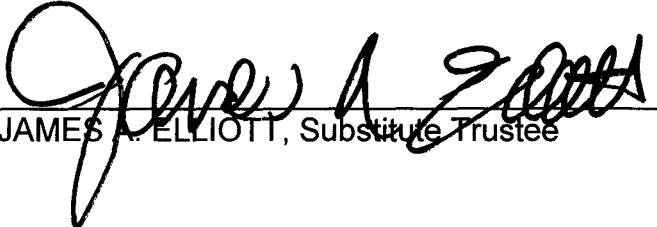
PROPERTY BEING SOLD: The premises, all Improvements, accessories and all other property described in the Deed of Trust situated on that certain tract of land being more particularly described as follows:

All of LOT 1, BLOCK 1, NEW CAR CONCEPTS ADDITION NO, 1, an addition to the City of Carrollton, Dallas County, Texas, according to map or plat thereof recorded in Volume 97031, Page 2176, of the Map and/or Plat Records of Dallas County, Texas, having a street address at 1420 Westway Circle, Carrollton, Texas 75006 (the "Property")

SUBSTITUTE TRUSTEE CONDUCTING THE SALE: Lender has appointed **JAMES A. ELLIOTT** (having an address at 1601 Elm Street, Suite 3700, Dallas, Texas 75201 / Phone: (214)777-4200) as trustee ("**Substitute Trustee**") in the place and stead of and to succeed to all the rights, titles, powers and estates granted under the Deed of Trust to the Trustee to act under and by virtue of the Deed of Trust to sell the Mortgaged Property for cash and that the proceeds of such sale be applied in accordance with the provisions of the Deed of Trust and under applicable law. Therefore, on the date and at the time and place set forth above Substitute Trustee will sell the Property to the highest bidder for cash pursuant to the terms of the Deed of Trust and applicable law, subject to the right of Lender to enter a credit bid on the Property, and further subject to the right of Lender to direct Substitute Trustee to postpone and resume the foreclosure sale or to cancel the foreclosure sale in its sole and absolute discretion.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD AND CONVEYED BY THE SUBSTITUTE TRUSTEE "AS IS," AND THE PURCHASER AT THE FORECLOSURE SALE SHALL ACQUIRE THE FORECLOSED PROPERTY AT THE PURCHASER'S OWN RISK AND "AS IS" AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTY OF TITLE GIVEN TO THE PURCHASER BY AND ON BEHALF OF THE GRANTOR OF THE DEED OF TRUST, ITS SUCCESSORS, ASSIGNS, HEIRS AND LEGAL REPRESENTATIVES BY VIRTUE OF AND PURSUANT TO THE AUTHORITY CONFERRED BY THE DEED OF TRUST, ANY SUCH OTHER WARRANTIES BEING EXPRESSLY DISCLAIMED; AND SUCH PURCHASER IS AND SHALL NOT BE A CONSUMER.

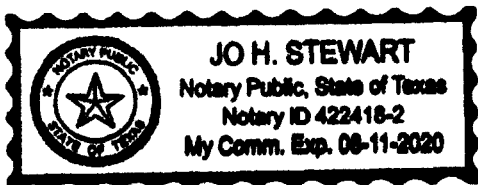
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed on the 12th day of July, 2019.

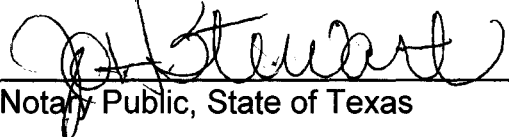


JAMES A. ELLIOTT, Substitute Trustee

STATE OF TEXAS §
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COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the 12th day of July, 2019, by JAMES A. ELLIOTT, as Substitute Trustee.





Notary Public, State of Texas

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2019 JUL 11 PM 2:27

DALLAS County

Deed of Trust Dated: May 2, 2003

Amount: \$122,800.00

Grantor(s): DONNY F. SHAHAN

Original Mortgagee: FIRST FRANKLIN FINANCIAL CORPORATION, A DELAWARE CORPORATION

Current Mortgagee: HARDY REALTY INC, EMPLOYEES' PROFIT SHARING PLAN

Mortgagee Address: HARDY REALTY INC, EMPLOYEES' PROFIT SHARING PLAN, P.O. BOX 161775, AUSTIN, TEXAS 78716

Recording Information: Document No. 2333373

Legal Description: LOT 17, BLOCK D, OF LA CUESTA MESA, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72075, PAGE 662, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Date of Sale: August 6, 2019 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

BRENT GRAVES OR CRAIG MUIRHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, SHELLEY ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, MICHELE HREHA, FRANCESCA ORTOLANI, ROBERT ORTOLANI, MARY MANCUSO, KATHY ARRINGTON, VANESSA MCHANEY OR JOHN PHILLIP MARQUEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

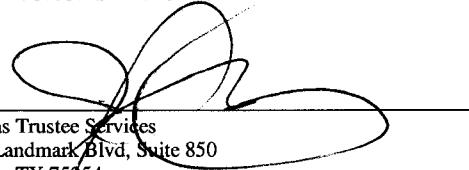
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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.

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.



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-004070



c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254