

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 15th day of MARCH, 2016, JOSE GUADALUPE CARDONA and MARISOL BELMONTES executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure WCP RETIREMENT PLAN in the payment of a debt therein described, said Deed of Trust being recorded in Instrument #201600072334 of the Deed of Trust records of Dallas County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Wednesday, the 2nd day of JANUARY, 2019, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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

BEING ALL THE CERTAIN LOT TRACT OR PARCEL OF LAND SITUATED IN DALLAS COUNTY, TEXAS, AND BEING LOT 9-B OF ED TODD SUBDIVISION OF LOT 9, BLOCK G/2490 OF ALEX CAMP ADDITION, RECORDED IN VOLUME 1, PAGE 177, MAP RECORDS OF DALLAS COUNTY TEXAS, SAID SUBDIVISION BEING RECORDED IN VOLUME 14, PAGE 339 MAP RECORDS OF DALLAS COUNTY, TEXAS.

WITNESS MY HAND, the 7 day of DECEMBER, 2018.


DARRIN W. STANTON, TRUSTEE

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2018 DEC -7 PM 3:20

FILED

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about September 14, 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 Sharon Kabilio, the present owner of said real property, to Council of Apartment Owners of Preston Road Condominiums (the "Association"); and

WHEREAS, the said Sharon Kabilio has continued to default in the payment of her 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;

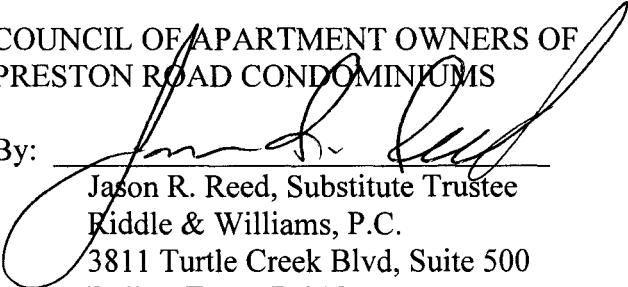
NOW, THEREFORE, notice is hereby given that on Wednesday, January 2, 2019, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, 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 2026, Building F, of Preston Road Condominiums, a condominium regime located in Dallas, Dallas County, Texas together with an undivided interest in the common elements including any amendments, plats and plans, according to the Declaration recorded in Volume 80018, Page 1032, Condominium Records of Dallas County, Texas. (5701 Harvest Hill Road #2026)

WITNESS my hand this 11 day of December, 2018

COUNCIL OF APARTMENT OWNERS OF
PRESTON ROAD CONDOMINIUMS

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

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

FILED
2018 DEC 11 PM 2:37
COUNTY CLERK
DALLAS COUNTY, TEXAS

Out of the Box Books LLC, Noteholder
Out of the Box Books LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Secure Home Buyers LLC
PO Box 700222
Dallas, Texas 75370

Sent via regular mail and CMRR # 7018 2290 0000 2922 9461 on 12/10/18

Secure Home Buyers LLC
11007 Grady Ln
Balch Springs, Texas 75180

Sent via regular mail and CMRR # 7018 2290 0000 2922 9478 on 12/10/18

FILED
2018 DEC 11 AM 11:37
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Secure Home Buyers LLC and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201700311933, to which reference is 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, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Wednesday, the 2nd day of January, 2019

Time: The sale shall begin no earlier than 10:00 am or no later than three hours thereafter

Place: 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 Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Being 65' feet by 250' feet out of the Southeast corner of Lot 25, in Block "B", of Elam

Acres Estates, an Addition in Dallas County, Texas, according to the Map recorded in Volume 9, Page 433, Map Records of Dallas County, Texas as follows; Beginning at the Southeast corner of said Lot 25 in the North line of Grady Lane; Thence North along the East line of said Lot 25, a distance of 250' feet to a point for corner; Thence West 65' feet to a point for corner; Thence South 250' feet to a point in the South line of said Lot 25 and in the North line of Grady Lane; Thence East along the South line of said Lot 25 a distance of 65' feet to the place of Beginning. (more commonly known as 11007 Grady Lane, Balch Springs, Texas 75180)

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, Ian Ghrist, 2735 Villa Creek Drive, Suite 140, Farmer's Branch, Texas 75234

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.

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.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

WHEREAS, borrower is notified hereby of default in that the maturity date passed without the loan balance being paid. If borrower cures default prior to the foreclosure sale, then the lender will accept the default as being cured. Borrower is hereby given any and all notice of default and opportunity to cure prior to foreclosure as required by the terms of the promissory note and deed of trust.

Ghrist Law Firm PLLC



Ian Ghrist, Substitute Trustee
2735 Villa Creek Drive, Suite 140
Farmer's Branch, Texas 75234
(817) 778-4136

NOTICE OF FORECLOSURE SALE

FILED

2018 DEC 12 AM 10:47
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, GEX MANAGEMENT INC. ("Mortgagor"), executed and delivered to ERIKA KNAPESTEIN (the "Original Trustee") for the benefit of SETCO INTERNATIONAL FORWARDING CORPORATION, a Texas corporation ("Mortgagee"), whose street address is 12409 Jupiter Road, Dallas, Texas 75218 that certain Deed of Trust (as same may have been heretofore extended, renewed, modified and/or restated, the "Deed of Trust"), dated as of September 28, 2018, recorded as Document Number 201800262600, Real Property Records, Dallas County, Texas, to secure that certain Real Estate Lien Note (together with any and all modifications, amendments, extensions, renewals, restatements and/or replacements thereof, the "Note") dated of even date with the Deed of Trust, in the principal sum of \$1,125,000.00, executed by Mortgagor and payable to Mortgagee, and all other indebtedness, liabilities, and obligations (collectively, the "Indebtedness") described in the Note and Deed of Trust and all other documents evidencing, securing or governing the Indebtedness (collectively, the "Loan Documents"); and

WHEREAS, to secure the Indebtedness, the Deed of Trust created a lien on, among other things, certain land (the "Land") situated in Dallas County, Texas, as more particularly described on Exhibit A hereto, and a lien and security interest in favor of Mortgagee in certain other collateral located on or related to the Land as more particularly described on Exhibit B hereto (collectively, the "Other Collateral") (the Land and the Other Collateral being herein collectively called the "Mortgaged Property"); and

WHEREAS, the Indebtedness evidenced by the Note and secured by Deed of Trust has matured by its terms and is now wholly due and payable; and

WHEREAS, Mortgagee has made demand upon Mortgagor to pay to Mortgagee the Indebtedness now due, but such Indebtedness has not been paid; and

WHEREAS, pursuant to and in accordance with the authority of Section 51.0075(c) of the Texas Property Code, Mortgagee has appointed J. Richard White, Sherry A. Baldwin, Kelly Hulme and Renee Heather, each with a street address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, individually and severally, and not jointly (collectively, the "Substitute Trustees" or, severally, a "Substitute Trustee"), each of whom may act alone, without the necessity of the joinder of the other Substitute Trustees, as the substitute trustee in the place and stead of and to succeed to all of the rights, titles, estates, powers, privileges and authorities granted in the Deed of Trust to the Original Trustee, and any previously appointed substitute trustee(s); and

WHEREAS, Mortgagee, as the beneficiary under the Deed of Trust, has instructed the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, to post, file and mail, or cause to be posted, filed and mailed,

appropriate notice and to sell the Mortgaged Property to satisfy, in whole or in part, the unpaid Indebtedness; and

WHEREAS, the Mortgaged Property will be sold "as-is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Wednesday, January 2, 2019, no earlier than 10:00 a.m., or no later than three hours after that time, the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, will commence the sale of all or a portion of the Mortgaged Property, in parcels or as a whole, at public auction to the highest bidder for cash, pursuant to the Deed of Trust and applicable law; such sale will be held at the following designated area: the area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, located at 600 Commerce Street, Dallas, Texas 75202; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which have equal or superior priority to the lien and security interest created by the Deed of Trust. The Substitute Trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

If such sale or sales do not result in full satisfaction of all of the Indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the Mortgaged Property not so sold and any and all other types of real and personal property covered by the Deed of Trust and not described herein.

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.

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of December 11, 2018.

[The remainder of this page is intentionally left blank.]

SUBSTITUTE TRUSTEE:

Sherrya Baldwin

Name: Sherry A. Baldwin

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on December 11th, 2018, by SHERRY A. BALDWIN, in the capacity therein stated.

[SEAL]

Debra L. Czapla

Notary Public in and for the State of Texas

My Commission Expires:

Printed Name of Notary Public

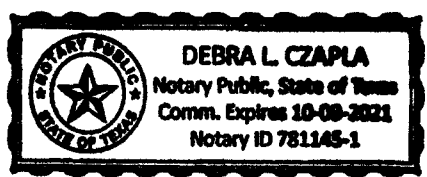


EXHIBIT A

Land

[The description of the Land follows this cover page.]

EXHIBIT A

Property Description

BEING A 16.84 ACRE TRACT OF LAND SITUATED IN THE SOLOMON DIXON SURVEY, ABSTRACT NO. 408, DALLAS COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO SETCO INTERNATIONAL FORWARDING CORPORATION BY DEED RECORDED IN VOLUME 95082, PAGE 2151, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE MOST WESTERLY NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO DALLAS POWER & LIGHT COMPANY BY DEED RECORDED IN VOLUME 710, PAGE 1510, DEED RECORDS, DALLAS COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO PERIMETER INVESTMENTS, ONE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP (TRACT TWO), BY DEED RECORDED IN VOLUME 98033, PAGE 1611 DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 25 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID PERIMETER INVESTMENTS ONE LIMITED PARTNERSHIP TRACT, A DISTANCE OF 1181.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF SAID PERIMETER INVESTMENTS ONE LIMITED PARTNERSHIP TRACT AND THE MOST WESTERLY SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO DALLAS POWER & LIGHT COMPANY BY DEED RECORDED IN VOLUME 5509, PAGE 446, DEED RECORDS, DALLAS COUNTY TEXAS;

THENCE SOUTH 53 DEGREES 10 MINUTES 07 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID DALLAS POWER & LIGHT COMPANY (5509/446) TRACT, A DISTANCE OF 928.84 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE MOST EASTERLY NORTHWEST CORNER OF SAID DALLAS POWER & LIGHT COMPANY (710/1510) TRACT;

THENCE SOUTH 16 DEGREES 24 MINUTES 54 SECONDS EAST, ALONG A SOUTHWEST LINE OF SAID DALLAS POWER & LIGHT COMPANY (710/1510) TRACT, A DISTANCE OF 650.38 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 57 MINUTES 35 SECONDS WEST, ALONG THE MOST SOUTHERLY NORTH LINE OF SAID DALLAS POWER & LIGHT COMPANY (710/1510) TRACT, A DISTANCE OF 935.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 733,494 SQUARE FEET OR 16.84 ACRES OF LAND.

EXHIBIT B

Other Collateral

1. Any and all buildings, structures, fixtures, additions, enlargements, extensions, modifications, replacements and improvements now or hereafter erected or located on the Land which, by operation of law, is considered a part of the real property.
2. Any and all easements, estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land, and any and all reversions, remainders, and all land lying in the bed of any street, road or avenue adjoining the Land, which, by operation of law, is or may be considered a part of the Land.
3. All present and future rent and other income and receipts from the Mortgaged Property.