

WHEREAS, the Deed of Trust grants Beneficiary the right, from time to time, with or without cause, to appoint a substitute or successor trustee to act instead of the trustee named therein, by an instrument in writing; and

WHEREAS, the Beneficiary has determined to appoint **BRETT FIELD** at 8750 North Central Expressway, Suite 625, Dallas, Texas 75231, as Substitute Trustee under the Deed of Trust, and to direct the Substitute Trustee or their duly appointed nominee to enforce the power of sale in accordance with the Deed of Trust for the purpose of collecting the indebtedness described therein, after giving notice of the time, place and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, BRETT FIELD, Substitute Trustee, hereby give notice that I, as duly-appointed Substitute Trustee, or my duly appointed nominee, will accordingly, after due publication of this Notice, after the filing of a copy of this Notice with the Office of the County Clerk of Dallas County, Texas, and after having given written notice of such sale by certified mail to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, all of which have been completed at least twenty-one (21) days next before the date of such sale, sell the Property (including, without limitation, all improvements and fixtures) at public auction to the highest bidder or bidders for cash on the front steps of the Dallas County Courthouse (or at any other such area of the Dallas County Courthouse designated by the Commissioners Court of Dallas County pursuant to Section 51.002 of the Texas Property Code) in Dallas County, Texas, in the City of Dallas, Dallas County, Texas between the hours of 1:00 p.m. and 4:00 p.m., Central Time, on the first Tuesday in January, 2019, the same being the 1st day of January, 2019. The earliest

time at which the sale shall begin is 1:00 p.m. Central Time.

EXECUTED in multiple originals on this the 10th day of December, 2018.

BRETT FIELD
8750 N. Central Expressway, #625
Dallas, Texas 75231
Substitute Trustee
(972) 458-5353

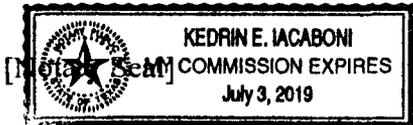
**AFTER RECORDING
RETURN TO:**

Brett Field
Stromberg Stock, PLLC
8750 N. Central Expressway, #625
Dallas, Texas 75231

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 10th day of December, 2018, by **Brett Field**, an individual, in his capacity as Substitute Trustee.



Notary Public in and for the State of Texas

EXHIBIT "A"

Legal Description

Lot 4A, Block 3, Second Section of Francis Daniel Park, an addition to the City of University Park, Dallas County, Texas, according to the Amended Plat thereof recorded under Clerk's File No. 20070433909, Real Property Records, Dallas County, Texas.

FILED

Notice of Foreclosure Sale

2018 DEC 11 AM 9:13

December 11, 2018

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Deed of Trust, Security Agreement, and Financing Statement ("Deed of Trust")

BY _____ DEPUTY

Dated: February 28, 2018

Grantor: O. Haynes Morris and Teresa L. Morris

Trustee: Laurence Henry

Lender: S&S Greenwell, LLC

Recorded in: Instrument No. 201800054562 of the real property records of Dallas County, Texas

Legal Description: See Exhibit "A," attached and incorporated by reference

Secures: Promissory Note ("Note") in the original principal amount of \$2,973,433.33, executed by O. Haynes Morris and Teresa L. Morris ("Borrower") and payable to the order of Lender, and all other indebtedness of Borrower to Lender

Modifications and Renewals: N/A

Original Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Released Property: N/A

Property: The Original Property, save and except the Released Property

Assignment: N/A

Guaranty: N/A

Substitute Trustee: Benjamin Herd

Substitute Trustee's Address: 1722 Routh St. #1500
Dallas, TX 75201

Mortgage Servicer: S&S Greenwell, LLC

Mortgage Servicer's
Address: 4432 Emerson Ave.
Dallas, TX 75205

Foreclosure Sale:

Date: Wednesday, January 2, 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 not later than three hours thereafter.**

Place: George L. Allen, Sr. Courts Building, 600 Commerce Street, Dallas, Dallas County, Texas, north side of court house facing Commerce Street below the overhang

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 the Substitute Trustee to sell the Property.

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.

Mortgage Servicer and the Lender are one and the same in connection with the loan evidenced by the Note and secured by the Deed of Trust. The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the above-named Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas 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, as required by law.

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 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 **"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, 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 Substitute 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.

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.



John E. Roper
Attorney for Lender/Mortgagee

EXHIBIT A

Being a part of Lots 4 and 5, Block 37 of University Heights Fourth Section, an addition to the City of University Park, Dallas County, Texas, according to the Plat thereof recorded in Volume 5, Page 133, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Arch A. Beasley, Jr. and Dorothy Ann Beasley, recorded in Volume 67128, Page 1354, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the North line of Greenbrier Drive, a 50' wide public right-of-way, at the Southeast corner of that portion of said Lots 4 and 5, described in Deed to Harry F. Quarls and Karen Quarls, recorded in Volume 98808, Page 1055, Deed Records, Dallas County, Texas, said point being Westerly, along said North line of Greenbrier Drive, a distance of 20.10' from the common South corner of said Lots 4 and 5;

Thence North 00° 12' 28" East, a distance of 159.06 to a 1/2" iron rod found in the South line of a 15' wide public alley right-of-way, at the Northeast corner of said Quarls tract;

Thence North 84° 46' 06" East, along said South line, passing at a distance of 6.90 feet the common North corner of said Lots 4 and 5, continuing a total distance of 20.03' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 86° 57' 04" East, continuing along said South line a distance of 43.82' to a 1/2" iron rod found at the Northwest corner of Lot 6A, Block 37 of University Heights Fourth Section, Revised, an addition to the City of University Park, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 2001139 1176, Official Public Records, Dallas County, Texas;

Thence South 00° 31' 36" West, a distance of 158.01' to an "X" set in the said North line of Greenbrier Drive, at the Southwest corner of said lot 6A, said point being in a non-tangent curve to the left having a central angle of 00° 30' 09", a radius of 7,187.00' and a chord bearing and distance of South 85° 15' 42" West, 63.04';

Thence Southwesterly, along said North line and said curve to the left, an arc distance of 63.04 to the PLACE OF BEGINNING and containing 10,039 square feet or 0.23 of an acre of land.