

AFTER RECORDING, RETURN TO:
Miller Mentzer Walker, P.C.
P. O. Box 130
Palmer, Texas 75152

2020 JUN 15 PM 2:07

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DALLAS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF Ellis §

1. **Property to Be Sold:** The Property to be sold is described as follows:

TRACT I:

Being a tract of land situated in the M.M. MILLER SURVEY, ABSTRACT NO. 874, City of Lancaster, Dallas, Texas, and being all of that certain tract of land referred to as Tract II in the land conveyed to Centre National Bank-Farmers Branch by Substitute Trustee's Deed recorded in Volume 87142, Page 2163, Deed Records, Dallas County, Texas, and being more particularly described on Exhibit "A" , attached hereto and made a part hereof for all purposes.

TRACT II:

Being a tract of land situated in the M.M. MILLER SURVEY, ABSTRACT NO. 874, City of LANCASTER, DALLAS County, Texas, and being all of that certain tract of land referred to as Tract I in the land conveyed to Centre National Bank-Farmers Branch by substitute Trustee's Deed recorded in Volume 87142, Page 2163, Deed Records, DALLAS County, Texas, and being more particularly described on Exhibit "A" , attached hereto and made a part hereof for all purposes.

Save and except from Tracts I and II:

Being all that certain lot, tract, or parcel of land situated in the M. M. Miller Survey, Abstract No. 874 in the City of Lancaster, Dallas County, Texas, and being a portion of a called 7.7936 Acre Tract I and a portion of a called 0.9947 Acre Tract II as recorded in Dallas County Clerk Instrument Number 201000099041, and being more particularly described on Exhibit "A", attached hereto and made a part hereof for all purposes.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated June 9, 2015, recorded in/under document #201500164279, of the Official Public Records of Dallas County, Texas, as modified by Renewal, Extension and Modification Agreement dated September 20, 2019, recorded in/under document #201900269757, of the Official Public Records of Dallas County, Texas.

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

Date of Sale: July 7, 2020

Time of Sale: Will begin at 10:00 A.M. or not later than three (3) hours after that time. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Place of Sale: North Side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, facing Commerce Street, below the overhang, or as designated by the County Commissioner's Office.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to provisions of the Deed of Trust permitting the beneficiary thereunder 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 date 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, the beneficiary has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or sell all or only part of the Property.

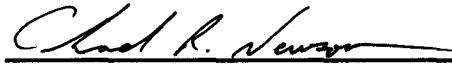
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation 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 the Trustee or any substitute trustee.

5. **Type of Sale.** The sale is a nonjudicial deed of trust lien (and security interest) foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and/or security agreement contained therein.


6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Real Estate Lien Note dated June 9, 2015, in the original principal amount of \$690,317.38, made by NOVANDA PROPERTIES, INC., payable to the order of COMMERCIAL STATE BANK, and renewals, extensions, and additional future advances as contemplated therein. COMMERCIAL STATE BANK is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

7. **Default and Request to Act.** Lender has appointed Chad R. Newsom as Substitute Trustee pursuant to Appointment of Substitute Trustee dated February 6, 2020, and filed in the Official Public Records of Dallas County, Texas. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that before the sale the Beneficiary may appoint another person substitute trustee to conduct the sale.


CHAD R. NEWSOM, Substitute Trustee
Commercial State Bank
P.O. Box 820, 1045 I-45 N.
Palmer, Texas 75152
972-845-300

STATE OF TEXAS)
)
COUNTY OF Ellis)

This instrument was acknowledged before me on the 15th day of June, 2020, by CHAD R. NEWSOM as Substitute Trustee.


Notary Public, State of Texas

My Commission Expires:
June 28, 2023

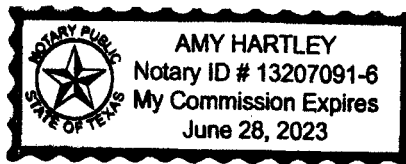


EXHIBIT "A"

TRACT I:

BEING a tract of land situated in the M.M. MILLER SURVEY, ABSTRACT NO. 874, City of Lancaster, Dallas, Texas, and being all of that certain tract of land referred to as Tract II in the land conveyed to Centre National Bank-Farmers Branch by Substitute Trustee's Deed recorded in Volume 87142, Page 2163, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the northerly line of Stanford Drive (a 50' right-of-way) and the Westerly line of State Highway 342, said point also being the Southeast corner of a tract of land conveyed to Kerr-McGee Refining Corporation by deed recorded in Volume 75202, Page 303, Deed Records, Dallas County, Texas;

THENCE South 70 degrees 09 minutes 00 seconds West, a distance of 125.00 feet along the Northerly line of Stanford Drive to a 5/8 inch iron rod for the Point of Beginning;

THENCE continuing along said Northerly line of Stanford Drive South 70 degrees 09 minutes 00 seconds West, a distance of 333.06 feet to a 1/2 inch iron rod for corner, said point being in the Easterly line of a 15 foot alley;

THENCE (recorded North 19 degrees 31 minutes 00 seconds West, measured North 19 degrees 51 minutes 00 seconds West), a distance of 971.87 feet along said Easterly line of a 15 foot alley to a 1/2 inch iron rod for corner, said point being in the Southerly line of Wintergreen Road;

THENCE South 89 degrees 25 minutes 00 seconds East, a distance of 285.05 feet along said Southerly line of Wintergreen Road to a 1/2 inch iron rod for corner;

THENCE South 19 degrees 51 minutes 27 seconds East, a distance of 269.84 feet to a 1/2 inch iron rod for corner;

THENCE North 70 degrees 08 minutes 33 seconds East, a distance of 190.91 feet to a 1/2 inch iron rod for corner on a curve, said point being in the Westerly line of S.H. 342;

THENCE in a Southeasterly direction along said Westerly line of S.H. 342 with a curve to the right, having a radius of 5670.00 feet, a central angle of 00 degrees 01 minute 28 seconds and a chord which bears South 19 degrees 51 minutes 23 seconds East;

THENCE along said curve to the right, a distance of 2.42 feet to a 1/2 inch iron rod for the end of said curve;

THENCE South 19 degrees 51 minutes 00 seconds East, a distance of 425.13 feet along said Westerly line of S.H. 342 to a 5/8 inch iron rod at the Northeast corner of said Kerr-McGee Tract;

THENCE South 70 degrees 09 minutes 00 seconds West along the North line of said Kerr-McGee Tract, a distance of 125.00 feet to a 5/8 inch iron rod for corner;

THENCE South 19 degrees 51 minutes 00 seconds East, along the west line of said Kerr-McGee Tract, a distance of 175.00 feet to the Point of Beginning and Containing 339,488.97 square feet or 7.7936 acres of land, more or less.

TRACT II;

BEING a tract of land situated in the M.M. MILLER SURVEY, ABSTRACT NO. 874, City of LANCASTER, DALLAS County, Texas, and being all of that certain tract of land referred to as Tract I in the land conveyed to

Centre National Bank-Farmers Branch by substitute Trustee's Deed recorded in Volume 87142, Page 2163, Deed Records, DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod for corner at the most Northerly point of a corner clip at the intersection of the Southerly line of Wintergreen Road (a variable width right-of-way) and the Westerly line of State Highway 342;

THENCE South 55 degrees 30 minutes 29 seconds East, a distance of 82.91 feet along said corner clip to a 1/2 inch iron rod for corner, said point being in the Westerly line of S.H. 342;

THENCE in a Southeasterly direction along the Westerly line of S.H. 342, with a curve to the right having a radius of 5670.00 feet, a central angle of 01 degrees 31 minutes 00 seconds, and a chord which bears South 20 degrees 37 minutes 58 seconds East;

THENCE along said curve to the right, a distance of 150.10 feet to a 1/2 inch iron rod for corner for the end of said curve;

THENCE South 70 degrees 08 minutes 33 seconds West, a distance of 100.91 feet to a 1/2 inch iron rod for corner;

THENCE North 19 degrees 51 minutes 27 seconds West, a distance of 269.64 feet to a 1/2 inch iron rod for corner, said point being the Southerly line of Wintergreen Road;

THENCE South 89 degrees 25 minutes 00 seconds East, a distance of 150.00 feet along the Southerly line of Wintergreen Road to the POINT OF BEGINNING and containing 43,328.18 square feet or 0.9947 acres of land, more or less.

Save and except from Tracts I and II;

BEING all that certain lot, tract, or parcel of land situated in the M. M. Miller Survey, Abstract No. 874 in the City of Lancaster, Dallas County, Texas, and being a portion of a called 7.7936 Acre Tract I and a portion of a called 0.9947 Acre Tract II as recorded in Dallas County Clerk Instrument Number 201000099041, and being more particularly described as follows:

BEGINNING at a 1/2" steel rod set for the northeast corner of this tract in the east line of said 0.9947 acre tract and in the west line of STATE HIGHWAY 342, a variable width public right of way, also known as N. DALLAS AVENUE, and being in a clockwise curve having a radius of 5670.00 feet, said rod bears Northerly, 5.50 feet along the arc of said curve from the southeast corner of said 0.9947 acre tract and the southerly northeast corner of said 7.7936 acre tract;

THENCE along the west line of said N. DALLAS AVENUE as follows:

Southerly, 7.92 feet along the arc of said curve (Long Chord=S 21°32'30" E, 7.92 feet) to a 5/8" steel rod found in the east line of said 7.7936 acre tract;

S 21°26'15" E, 277.35 feet along the east line of said 7.7936 acre tract to a '+' mark set in concrete for the southeast corner of this tract;

THENCE through said 7.7936 acre tract as follows:

S 68°29'59" W, 242.21 feet to a '+' mark set in concrete for the southwest corner of this tract;

N 21°30'00" W, 285.47 feet to a '+' mark set in concrete for the northwest corner of this tract;

N 68°32'46" E, passing at 51.55 feet the northerly east line of said 7.7936 acre tract and the west line of said 0.9947 acre tract, in all, 242.50 feet to the POINT OF BEGINNING and containing approximately 69,163 square

feet or 1.588 acres of land.

NOTICE OF 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.

1. *Property to Be Sold.* The property to be sold is described as follows:

BEING Lot 4, Vol 94105/1366, H W Ferrell Addition, an Addition to the City of Lancaster, Dallas County, Texas (aka 3126 Springfield Ave. Lancaster, Texas 75134).

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated February 23, 2016 and recorded in Document 201600054440 real property records of Dallas County, Texas.

3. *Date, Time, and Place of Sale.*

Date: 07/07/2020

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the 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.

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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Sara Isabel Silva as Grantor and Neighborhood Partner, Inc. as Grantee, provides that it secures the payment of the indebtedness in the original principal amount of \$58,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. Neighborhood Partners, Inc. is the current mortgagee of the note and deed of trust

Default and Request to Act. Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 15th day of June 2020.


Denyse Crews

Substitute Trustee

c/o Neighborhood Partner, Inc. 9129 Belshire Drive #100, North Richland Hills, TX 76182

JOHN E. WARRON
COUNTY CLERK
DALLAS COUNTY

2020 JUN 15 PM 1:09

OFFICE

NOTICE OF 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.

1. *Property to Be Sold.* The property to be sold is described as follows:

BEING Lot 12, Block C, Ashmoore Addition, an Addition to the City of Lancaster, Dallas County, Texas according to the Map or Plat thereof recorded in Volume 99211, Page 1988, Map Records of Dallas County, Texas. (*aka 1932 Crepe Myrtle St. Lancaster, Texas 75146*)

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated December 1, 2011 and recorded in Document 201100339448 real property records of Dallas County, Texas.

3. *Date, Time, and Place of Sale.*

Date: 07/07/2020

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

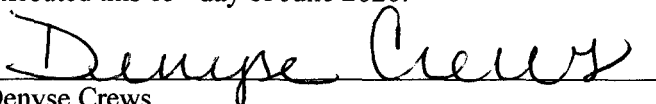
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Malik Muhammad and Shree Muhammad as Grantor and Neighborhood Partner, LLC as Grantee, provides that it secures the payment of the indebtedness in the original principal amount of \$175,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. NEIGHBORHOOD PARTNER, INC. is the current mortgagee of the note and deed of trust

Default and Request to Act. Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 15th day of June 2020.


Denyse Crews
Substitute Trustee

2020 JUN 15 PM 1:09

c/o Neighborhood Partner, INC., 9129 Belshire Dr. #100, North Richland Hills, TX 76182

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about May 16, 2017, 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 Sherresa Wadley, the present owner of said real property, to Phase II Pleasant Run Estates Homeowners' Association, Inc. (the "Association"); and

WHEREAS, the said Sherresa Wadley 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 Tuesday, July 7, 2020, 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:

Lot 39, Block A, of Pleasant Run Estates, Phase IIA, an addition to the City of Lancaster, Dallas County, Texas according the Map thereof recorded in Volume 2003191, Page 113 of the Map Records of Dallas County, Texas (1805 Chapman Drive)

FILED
2020 JUN 16 PM 1:51
JOHN F. WADGEMAN
COUNTY CLERK
DALLAS COUNTY
TX

WITNESS my hand this 16 day of June, 2020

PHASE II PLEASANT RUN ESTATES
HOMEOWNERS' ASSOCIATION, INC.

By: Jason R. Reed
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 16 day of June, 2020, at the Dallas County Courthouse in Dallas, Texas.

[Signature]

FILED

NOTICE OF FORECLOSURE SALE

2020 JUN 16 PM 12:13

Notice is hereby given of a public nonjudicial foreclosure sale.

JOHN E. WARRON
COUNTY CLERK
DALLAS COUNTY
DALLAS, TEXAS

1. **Property To Be Sold.** The property to be sold is described as follows:

2321 Arcady Lane, Lancaster, TX 75134-2405

The real property more particularly described on Exhibit "A" attached hereto and made a part hereof, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust (herein so called) executed by **A.S.M Capital, Inc.** ("Borrower") to **Julie Pettit**, Trustee for the benefit of **READY MORTGAGE CORP.**, covering the property described above. The Deed of Trust is dated **12/6/2019**, and is recorded under **Instrument #201900337302** of the Real Property Records of **DALLAS County, Texas.**
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 7/7/2020 (the first Tuesday of said Month)

Time: The sale shall begin no earlier than **10:00 A.M.** or no later than three hours thereafter.

Place: **The sale will take place at the DALLAS County Courthouse at the place designated by the DALLAS County Commissioner's Court** (if no such place is so designated, the sale will take place in the area where this Notice is posted)

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

4. **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 the beneficiary thereunder 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, the beneficiary has the right to direct the 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 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 the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (a) the unpaid principal and interest owing on that certain note (the "Note") dated 12/6/2019, in the original principal amount of \$97,220.00, executed by Borrower, and payable to the order of **READY MORTGAGE CORP.**; (b) and all renewals, modifications and extensions of the note; and (c) any and all present and future indebtedness of Borrower to **READY MORTGAGE CORP.** **READY MORTGAGE CORP.** is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust. **READY MORTGAGE CORP.** is also the current Lender (Mortgagee) Servicer of the Note.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

READY MORTGAGE CORP.
Attention: Shanna Kolp
301 S. Sherman Street, Ste. 117
Richardson, Texas 75081
Telephone: (972) 336-3339

7. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as, Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

DATED: 6/16/2020


Julie Pettit, Trustee

2101 Cedar Springs, Ste. 1540
Dallas, Texas 75201
Phone: (214) 329-0151
Fax: (214) 329-4076

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

EXHIBIT "A"

2321 Arcady Lane, Lancaster, TX 75134-2405

Property Legal Description

Being Lot 8 in Block F of Lancaster Hill Addition, Installment #4, an Addition to the City of Lancaster, Dallas County, Texas, according to the Map thereof recorded in Volume 48, Page 163, Map Records of Dallas County, Texas.