

FILED

2020 MAY -8 AM 9:12

JOHNNIE WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Notice of Substitute Trustee Sale

RTS - 04421

T.S. #: 20-3706

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.

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

Date: **6/2/2020**

Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**

Place: **Dallas** County Courthouse in **DALLAS**, Texas, at the following location: **the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang.** OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

LOT 48, BLOCK "D", DESOTO RANCH PHASE 2, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2003224, PAGE 189 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 7/31/2006 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk’s File No 200600286751 recorded on 8/4/2006 of the Real Property Records of Dallas County, Texas.

801 CLEAR CREEK DRIVE
DESOTO, TX 75115

Trustor(s):	JANET MCNEAL	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR DHI MORTGAGE COMPANY LTD., ITS SUCCESSORS AND ASSIGNS
Current Beneficiary:	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1	Loan Servicer:	Franklin Credit Management Corporation

T.S. #: 20-3706

Current Trustees: **John Beazley, Rick Montgomery, Aaron Parker, Logan Thomas, Wendy Lambert, Phillip Pierceall, Brent Graves, Terry Waters, Clay Golden, Cary Corenblum, Shawn Schiller, Matthew Hansen, Michelle Schwartz, Guy Wiggs, Russell Stockman, Tim Lewis, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Kathy Arrington, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith**

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

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. 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.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JANET Y MCNEAL, AN UNMARRIED WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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 (1) the promissory note in the original principal amount of \$31,992.00, executed by JANET Y MCNEAL, AN UNMARRIED WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR DHI MORTGAGE COMPANY LTD., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JANET Y MCNEAL, AN UNMARRIED WOMAN to JANET MCNEAL. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

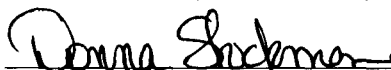
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1
c/o **Franklin Credit Management Corporation**
101 Hudson Street, 25th Floor,
Jersey City, New Jersey 07302
201-604-1800

T.S. #: 20-3706

Dated: 5-4-2020

John Beazley, Rick Montgomery, Aaron Parker, Logan Thomas, Wendy Lambert, Phillip Pierceall, Brent Graves, Terry Waters, Clay Golden, Cary Corenblum, Shawn Schiller, Matthew Hansen, Michelle Schwartz, Guy Wiggs, Russell Stockman, Tim Lewis, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Kathy Arrington, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith,



Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Phone: (949) 427-2010
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Attn: Trustee Department

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Tanisha Latwan Collins and Jimmy Eugene Collins	Deed of Trust Date	June 30, 2017
Original Mortgagee	Mortgage Electronic Registration Systems, Inc., solely as nominee for LegacyTexas Bank, it's successors and assigns	Original Principal	\$170,720.00
Recording Information	Instrument #: 201700185464 in Dallas County, Texas	Original Trustee	Mark Williamson
Property Address	500 Cambridge Drive, DeSoto, TX 75115	Property County	Dallas

FILED
2020 MAY -7 AM 11:05
TAMARA WILSON
CLERK
DALLAS COUNTY

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	06/02/2020
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang County Courthouse in Dallas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustees	Scott Crist, Jeremiah Hayes, Shelley Ortolani, Mary Mancuso, Michele Hreha, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Francesca Ortolani, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust: LOT 23, BLOCK B, SOUTHAMPTON ESTATES, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 73035, PAGE 271, PLAT RECORDS, DALLAS COUNTY, TEXAS.
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The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 other 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 from the lien of the Deed of Trust. Prospective bidders

NOTICE OF TRUSTEE'S SALE

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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed 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 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.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Dated May 6, 2020.


Selim H. Taherzadeh
5001 Spring Valley Road
Suite 1020W
Dallas, TX 75244
(469) 729-6800

Return to: TAHERZADEH, PLLC
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on September 17, 2014, James Wesley Harris, Jr. and Laural Lee Harris ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$575,000.00, payable to the order of Karen McNeill Sapp nka Karen Lee McNeill, which Deed of Trust is recorded under Clerk's File No. 201400260455 in the Real Property Records of Dallas County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

TRACT 1

BEING A TRACT OF LAND SITUATED IN THE J.T. GARRETT SURVEY, ABSTRACT NO. 536, CITY OF DESOTO, DALLAS COUNTY, TEXAS, SAID TRACT BEING A PART OF AN 11.8838 ACRE TRACT CONVEYED TO DALE C. BULLOUGH BY JOHN K. PEARCY AND COMPANY, INC., BY DEED RECORDED IN VOLUME 76153, PAGE 0170 OF THE DEED RECORD OF DALLAS COUNTY, TEXAS, SAID TRACT OF LAND CONVEYED TO NORMAN ASSOCIATES, INC., BY DEED RECORDED IN VOLUME 84196, PAGE 311 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND FOLLOWS:

BEGINNING AT A 1/2' IRON ROD FOUND FOR CORNER IN THE EAST LINE OF N. WESTMORELAND ROAD (70' R.O.W. AT THIS POINT) SAID EAST LINE BEING CALLED OUT IN R.O.W. DEED TO THE CITY OF DESOTO, BY DEED RECORDED IN VOLUME 87232, PAGE 2290 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT BEING EAST 30. 0 FEET FROM THE SOUTHWEST CORNER OF SAID NORMAN ASSOCIATES INC. TRACT;

THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, ALONG THE SAID EAST LINE OF N. WESTMORELAND ROAD, A DISTANCE OF 234.9 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF MCNEILL ADDITION, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 89153, PAGE 2060 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE AROUND SAID MCNEILL ADDITION THE FOLLOWING COURSE AND DISTANCE:

SOUTH 75 DEGREES 23 MINUTES 20 SECONDS EAST, 395.7 FEET

NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, 212.07 FEET

NORTH 36 DEGREES 22 MINUTES 18 SECONDS WEST, 120.99 FEET

NORTH 70 DEGREES 38 MINUTES 56 SECONDS WEST, 9.55 FEET

SOUTH 47 DEGREES 25 MINUTES 29 SECONDS WEST, 94.07 FEET FEET

SOUTH 75 DEGREES 49 MINUTES 20 SECONDS WEST, 240.6 5 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N. WESTMORELAND ROAD AND BEING ON THE EAST LINE OF SAID CITY OF DESOTO RIGHT OF WAY TRACT;

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2020 MAY 12 PM 12:25

JOHN F. GARRETT
COUNTY CLERK
DALLAS COUNTY
BY _____

THENCE WITH THE RIGHT OF WAY OF N. WESTMORELAND ROAD, NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, 107.41 FEET TO A POINT IN THE CENTERLINE OF A SMALL BRANCH;

THENCE FOLLOWING THE CALLS ALONG THE SAID CENTERLINE OF SAID SMALL BRANCH:

NORTH 63 DEGREES 29 MINUTES 34 SECONDS EAST, 4.12 FEET TO A POINT IN THE CENTERLINE OF SAID BRANCH;

NORTH 48 DEGREES 03 MINUTES 56 SECONDS EAST, 50.27 FEET TO A POINT IN THE CENTERLINE OF SAID BRANCH;

NORTH 82 DEGREES 36 MINUTES 10 SECONDS EAST, 38.69 FEET TO A POINT IN THE CENTERLINE OF SAID BRANCH

NORTH 40 DEGREES 37 MINUTES 03 SECONDS EAST, 70.83 FEET TO A POINT IN THE CENTERLINE OF SAID BRANCH

NORTH 88 DEGREES 16 MINUTES 07 SECONDS EAST, 237.49 FEET TO A POINT IN THE CENTERLINE OF SAID BRANCH CREEK;

THENCE THE FOLLOWING CALLS ALONG THE SAID CENTERLINE OF TEN MILE CREEK:

SOUTH 38 DEGREES 54 MINUTES 09 SECONDS EAST, 174.34 FEET TO A POINT IN THE CENTERLINE OF SAID CREEK;

SOUTH 75 DEGREES 49 MINUTES 12 SECONDS EAST, 118.27 FEET TO A POINT IN THE CENTERLINE OF SAID CREEK;

SOUTH 63 DEGREES 50 MINUTES 11 SECONDS EAST, 189.25 FEET TO A POINT IN THE CENTERLINE OF SAID CREEK;

SOUTH 20 DEGREES 40 MINUTES 07 SECONDS EAST, 305.49 FEET TO A POINT IN THE CENTERLINE OF SAID CREEK AND BEING THE SOUTHEAST CORNER OF SAID NORMAN ASSOCIATES, INC. TRACT;

THENCE WEST, 866.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.40 ACRES OF LAND, MORE OR LESS

TRACT 2

BEING LOT I IN BLOCK A OF MCNEILL ADDITION, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 89153, PAGE 2060 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS., commonly known as 1304 and 1308 Westmoreland Road, Desoto, Texas, 75115; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **David Garvin, Jack Beckman, Kelly Goddard, Michelle Schwartz,, Clifford D. Harmon, Breeann Osterheldt and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

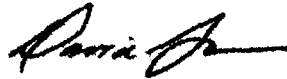
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Karen McNeill Sapp nka Karen Lee McNeill, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, June 02, 2020**, being the first Tuesday of such month, at the county courthouse of **Dallas County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **11 AM**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, June 02, 2020**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of May 12, 2020.



Signature

David Garvin, **Substitute Trustee**
Printed Name

Matter No. 1465

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

FILED

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Notice of Foreclosure Sale

2020 MAY 12 AM 10:59

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

Lot Sixty-Two (62), in Block "G", of Hampton Place Estates, Third Installment, Phase Two (2), an addition to the City of DeSoto, Dallas County, Texas according to the map or plat thereof, recorded in Volume 71038, Page 587 of the Deed Records of Dallas County, Texas.

Commonly Known as 526 Shockley Ave., DeSoto, Texas 75115

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the DEED OF TRUST dated on August 17, 2018 and recorded as instrument number 201800224550 the deed records of DALLAS County, Texas, executed by CARL MUELLER AND JENNIFER MUELLER and any modification or extensions of said Deed of Trust.

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

Date: June 2, 2020

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: DALLAS County Courthouse in Dallas, Texas, at the following location:
PLACE DESIGNATED BY THE COMMISSIONERS COURT

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. The 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 executed CARL MUELLER AND JENNIFER MUELLER.

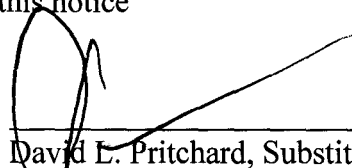
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the Retail Installment Contract executed by Carl Mueller and Jennifer Mueller, and payable to the order of Edward Stewart. EDWARD STEWART is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary at EDWARD STEWART at 6605 Peachwood Ct. Arlington, Texas 76016.

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 substitute trustee to conduct the sale.

8. 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

Dated: May 8, 2020



David E. Pritchard, Substitute Trustee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224