

FILED

2019 MAY 13 PM 2:43

901 LONGBEACH DRIVE
GARLAND, TX 75043

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

0000008052011

BY [SUBSTITUTE] COUNTY
NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. **Date, Time, and Place of Sale.**

Date: June 04, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 20, 2005 and recorded in Document CLERK'S FILE NO. 200600004446 real property records of DALLAS County, Texas, with KAY MCFATRIDGE AND J.D. MCFATRIDGE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KAY MCFATRIDGE AND J.D. MCFATRIDGE, securing the payment of the indebtednesses in the original principal amount of \$142,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

901 LONGBEACH DRIVE
GARLAND, TX 75043

0000008052011

0000008052011

DALLAS

EXHIBIT "A"

BEING LOT 16, BLOCK 8 OF SOUTHLAKE ESTATES NO. 3, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORIDNG TO THE PLAT THEREOF RECORDED IN VOLUME 71067, PAGE 2296, MAP RECORDS, DALLAS COUNTY, TEXAS.

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.

Date: June 04, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 30, 2005 and recorded in Document CLERK'S FILE NO. 200503617448 real property records of DALLAS County, Texas, with TANIELA TAUFA TAI AND SIALE V TAI, grantor(s) and TEXASLENDING.COM, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TANIELA TAUFA TAI AND SIALE V TAI, securing the payment of the indebtednesses in the original principal amount of \$75,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

FILED
2019 MAY 13 PM 2:41
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

603 CURTIS DR
GARLAND, TX 75040

00000007927288

00000007927288

DALLAS

EXHIBIT "A"

BEING LOT 28, IN BLOCK 1 OF GLYNNHILL ESTATES, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 41, PAGE 231 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

NOTICE OF TRUSTEE'S 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. Sender is: Codilis & Moody, P.C., 400 N. Sam Houston Pkwy E, Suite 900A Houston, TX 77060

Date of Security Instrument: December 07, 2004

Grantor(s): Peter Michael Larson and Anne Noreene Larson

Original Trustee: Jacqueline S. Akins

Original Mortgagee: JPMorgan Chase Bank, N.A.

Recording Information: Vol. 2004 248, Page 06046, or Clerk's File No. 3184089, in the Official Public Records of DALLAS County, Texas.

Current Mortgagee: JPMorgan Chase Bank, N.A.

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 06/04/2019 **Earliest Time Sale Will Begin:** 1:00 PM

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.

Legal Description:

BEING LOT 16, BLOCK 5 OF SOUTHGATE MANOR NO. 5, AN ADDITION TO THE CITY OF GARLAND, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 74020, PAGE 1344 MAP RECORDS DALLAS COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

For Information:

Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200



Shelley Ortolani, Mary Mancuso, Brett Baugh, Kenny Shirey, Rick Montgomery, Craig Muirhead, Clay Golden, Robert Aguilar, Brent Graves, John Beazley, Wendy Lambert, Troy Robinett, Robert Ortolani, Michele Hreha, Aaron Parker, Mark Buleziuk, Matt Hansen, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Frederick Britton, Terry Waters, Michelle Schwartz, Francesca Ortolani, Kathy Arrington, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

FILED
2019 MAY 13 AM 10:59
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY



4693624

383531
810 Calvin Dr.
Garland, Texas 75041

FILED

2019 MAY 13 AM 11:07

NOTICE OF TRUSTEE'S SALE
and
APPOINTMENT OF SUBSTITUTE TRUSTEE

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

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.

WHEREAS, on June 11, 2010, Angelina Vargas executed a Deed of Trust conveying to L. Scott Horne, Trustee, the real property hereinafter described, to secure First Select Mortgage, in the payment of a debt therein described, said Deed of Trust being recorded in Clerk's File No. 201000154405, Official Public Records of Dallas County, Texas.

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 hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

WHEREAS, in my capacity as the attorney for the present owner and holder of the note, and pursuant to Section 51.0076(3) Texas Property Code, I hereby name, appoint and designate David Garvin or Jack Beckman or Kelly Goddard or Michelle Schwartz, the Substitute Trustee(s) in the above described Deed of Trust and/or to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of said note.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, June 4, 2019, at 11:00 o'clock a.m. or within three (3) hours thereafter, the Substitute Trustee will sell said real property at the place hereinafter set out, to the highest bidder for cash. The place of sale shall be in the area designated by the Commissioners Court of such County, pursuant to §51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if such place is not so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), in the City of Dallas, Dallas County, Texas.

Said real property is described as follows:

Lot 3, Block 32, of MONICA PARK ADDITION NO. 6, an Addition to the City of Garland, Dallas County, Texas according the Plat thereof recorded in Volume 43, Page 23, of the Map Records of Dallas County, Texas.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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 refileing may be after the date originally scheduled for this sale.

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 and the priority of the lien being foreclosed.

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 their bid immediately in cash if their bid is accepted.

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 priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee or the Mortgagee's attorney.


Default has occurred under the Deed of Trust, and the beneficiary has requested the above named Trustee or Substitute Trustee(s), to conduct this public sale. Notice is given that before the sale the beneficiary or the Beneficiary's attorney, agent or servicer may appoint another person substitute trustee to conduct the 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.

The Substitute Trustee's address is c/o WEST & WEST ATTORNEYS, 2929 Mossrock, Suite 204, San Antonio, Texas 78230.

WITNESS MY HAND on 13 day of May 2019.


NORTH O. WEST, State Bar No. 21204000
Attorney or Authorized Agent for the
Mortgagee or Mortgagee's Servicer
WEST & WEST ATTORNEYS, P.C.
2929 Mossrock, Suite 204
San Antonio, Texas 78230

[FILING REQUESTED BY
AND WHEN FILED MAIL TO:]

FILED

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, California 94520
For Sale Information: (925)272-4993
For Reinstatement / Pay Off Requests: (925)272-4993

2019 MAY 13 AM 11:06

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

T.S. Number: 2019-04605
Loan Number: 1470925573

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/16/1987, GERAND R. HARGIS AND M.E. HARGIS, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of NAVOLINE MANNING, as Trustee, INVESTORS RESIDENTIAL MORTGAGE CORP., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$95,300.00, payable to the order of INVESTORS RESIDENTIAL MORTGAGE CORP., which Deed of Trust is Recorded on 3/23/1987 in Volume 87055 Page 5129 Official Public Records of Dallas County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot 14, Block 3, LA PRADA NO. 7, an Addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 79219, Page 6, Map Records, Dallas County Texas.

Commonly known as: **329 LARCHBROOK DR, GARLAND, TX 75043**

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 AND/OR KELLY SCHWARTZ** or either 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 **Secretary of Veterans Affairs, an Officer of the United States, his/her/ their successors and future assigns**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

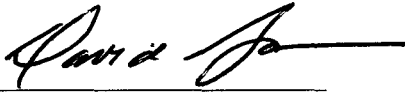
NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 6/4/2019 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Dallas County, Texas**, the Substitute Trustee will sell the property "At Public Auction to the highest bidder for cash, in **Dallas, Dallas County, Texas**, in the area designated by the Commissioners court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no

such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title 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.

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.

WITNESS, my hand this 5/13/2019



Substituted Trustee

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Address for Trustee or Substitute Trustee
c/o Entra Default Solutions, LLC
1355 Willow Way Suite 115
Concord, CA 94520
925 272-4993

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2019 MAY 14 PM 3:06

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF DALLAS

§

§

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

WHEREAS, by Deed of Trust ("Deed of Trust") dated April 30, 1997, recorded in Volume 97112, Page 5233, in the Deed Records of Dallas County, Texas, Elana R. Carter ("Grantor"), conveyed to Stephen A. Terry, as Trustee, certain real property (the "Property") situated in Dallas County, Texas, which is more particularly described on Exhibit "A", attached hereto. The Property's commonly known address being 902 W. Avenue G, Garland, Dallas County, Texas 75040. Said conveyance was to secure payment of that certain Real Estate Lien Note (the "Note") therein described, as the same may have been subsequently modified, renewed and extended, in the original stated principal amount of Forty-Five Thousand Four-Hundred Fifty and 48/100 Dollars (\$45,450.48), of even date with the Deed of Trust, executed by Grantor, and made payable to the order of Habitat for Humanity of Greater Garland, Inc. ("Lender"); and

WHEREAS, on January 6, 1999, Lender removed Stephen A. Terry, as Trustee, without cause and appointed Holt Irby, as Substitute Trustee, recorded in Volume 99005, Page 1136, of the Deed Records of Dallas County, Texas; and

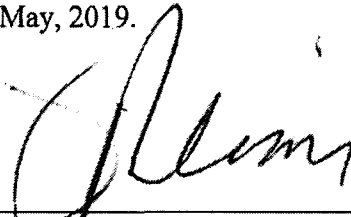
WHEREAS, Lender is the holder (hereafter, "Holder") of the Note and Beneficiary under the Deed of Trust; and

WHEREAS, the undersigned have been appointed Substitute Trustees in the place, and instead, of the Trustee named in the aforesaid Deed of Trust and of the Substitute Trustee named in the Appointment of Substitute Trustee, said appointments being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred and continues under the terms of the Deed of Trust and Holder, as sole owner and holder of the Note and indebtedness, as well as Beneficiary under the Deed of Trust, has requested that a Substitute Trustee sell the Property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 4th day of June, 2019, beginning at 11:00 a.m., local time, or not later than three (3) hours after that time, a duly appointed Substitute Trustee will sell the Property to the highest bidder for cash in the area most recently designated for foreclosure sales by the Commissioner's Court of Dallas County, Texas, pursuant to §51.002 of the Texas Property Code, to wit: on the North Side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, facing Commerce Street below the overhang, or as designated by the County Commissioners for the Dallas County, Texas Commissioners' Court.

WITNESS MY HAND this 13th day of May, 2019.



David Garvin
Michelle Schwartz
Derek D. Rollins
Thomas O. Anderson, Jr.
Substitute Trustees
c/o Derek D. Rollins, Esq.
9201 N. Central Expressway, Fourth Floor
Dallas, Texas 75231
(214) 780-1400

Exhibit "A"

Property Description

Lot 1, Block 25, L. E. Bechtol Re-subdivision of Block 25, of the Town of Embree (now Garland), an Addition to the City of Garland, Dallas County, Texas, according to the map recorded in Volume 10, Page 105, Map Records, Dallas County, Texas.

WHEREAS, default has occurred and continues under the terms of the Deed of Trust and Holder, as sole owner and holder of the Note and indebtedness, as well as Beneficiary under the Deed of Trust, has requested that a Substitute Trustee sell the Property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 4th day of June, 2019, beginning at 11:00 a.m., local time, or not later than three (3) hours after that time, a duly appointed Substitute Trustee will sell the Property to the highest bidder for cash in the area most recently designated for foreclosure sales by the Commissioner's Court of Dallas County, Texas, pursuant to §51.002 of the Texas Property Code, to wit: on the North Side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, facing Commerce Street below the overhang, or as designated by the County Commissioners for the Dallas County, Texas Commissioners' Court.

WITNESS MY HAND this 13th day of May, 2019.



David Garvin
Michelle Schwartz
Derek D. Rollins
Thomas O. Anderson, Jr.
Substitute Trustees
c/o Derek D. Rollins, Esq.
9201 N. Central Expressway, Fourth Floor
Dallas, Texas 75231
(214) 780-1400

Exhibit "A"

Property Description

Lot 1, Block 25, L. E. Bechtol Re-subdivision of Block 25, of the Town of Embree (now Garland), an Addition to the City of Garland, Dallas County, Texas, according to the map recorded in Volume 10, Page 105, Map Records, Dallas County, Texas.