

**LOUIS I. COLE, P.C.**

**Attorney at Law**

3710 Rawlins Street, #950

Dallas, Texas 75219

Telephone (214) 884-4800

Facsimile (214) 615-7926

Email: [lcole@lcolelaw.com](mailto:lcole@lcolelaw.com)

[www.lcolelaw.com](http://www.lcolelaw.com)

BY \_\_\_\_\_ DEPUTY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2019 MAY 15 PM 3:36

FILED

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**Notice of Foreclosure Sale**

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

**TRACT I:**

1100 Sargent Road, Dallas, Dallas County, Texas, and more particularly described as Block 7718, Lot 1, consisting of approximately 5.0493 acres.

**TRACT II:**

1000 Sargent Road, Dallas, Dallas County, Texas, and more particularly described as Block 7718, Lot 2, consisting of approximately 5.8566 acres.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Instrument Number 201500010103 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: Tuesday, June 4, 2019

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 4:00 p.m.

Place: Dallas County, Texas, at the place designated by the Dallas County Commissioner's Court (if no such place is designated, the sale will take place where the 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. 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 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. Trustee makes no representation or warranty of any kind whether express, implied, statutory, quasi-statutory, or otherwise. Any warranty of merchantability or fitness for a particular purpose is expressly disclaimed. Trustee makes no representation or warranties with respect to the compliance with the laws, rules, agreements, specifications, condition, quality, capacity, design, operation, absence of any latent defects or any other warranty or representation whatsoever with respect to the property, all of which is expressly waived by the purchaser. 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 and security agreement executed by Daniel Ghebreyohannes.

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, (a) the promissory note in the original principal amount of \$1,000,000.00, executed by Daniel Ghebreyohannes and payable to the order of Mainland Land & Equipment Co. at 1920 Dorcas Street, Omaha, Nebraska 68108; (b) all amendments, renewals, and extensions of the note; and (c) any and all present and future indebtedness of Daniel Ghebreyohannes to Mainland Land &


Equipment Co.. Mainland Land & Equipment Co. 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.

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. **THIS INSTRUMENT APPOINTS THE TRUSTEE 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.**

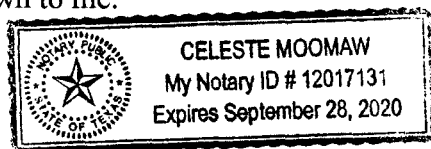
8. *Assert and Protect Your Rights as a Member of the Armed Forces of the United States.* If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

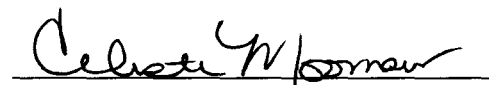
Dated: May 15, 2019

  
Louis I. Cole, Trustee

STATE OF TEXAS     §  
  §  
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on this 15<sup>th</sup> day of May, 2019 by LOUIS I. COLE, personally known to me.



  
Notary Public, State of Texas

311 Chapman  
Hutchins, TX 75141

FILED

2019 MAY 13 PM 3:08

THE STATE OF TEXAS  
  
THE COUNTY OF DALLAS

§  
§  
§

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

**NOTICE OF TRUSTEE'S SALE**

Notice is hereby given of a public non-judicial foreclosure sale.

1. **Property to be Sold.** The property to be sold is certain real property located in Dallas County, Texas and more fully described as:

*311 Chapman, Hutchins, TX 75141, also known as Sam Ayers Addition, Lot 24, Dallas County.*

This conveyance will be made "As-Is" and subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust.

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

**Date:** Tuesday, June 4, 2018.

**Time:** Between the hours of 1:00 p.m. and 4:00 p.m. The sale shall commence at no earlier time than 1:00 p.m. or within three (3) hours thereafter.

**Place:** The area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Texas or as designated by the commissioners court of such county where sales of real property under a power of sale conferred by a deed of trust are to take place (as such designation is recorded in the real property records of such county).

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

4. **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 sale granted by a Deed of Trust executed by Commodore Keyes and Juanita Keyes. The Deed of Trust is dated December 16, 2013, and is recorded in the Official Public Records of Dallas County, Texas, Document #201400005195.

5. **Obligations Secured.** The Deed of Trust provides that it secures payment of the indebtedness and obligations therein described (collectively the “Obligations”) including but not limited to the vendor’s lien mortgage note executed by Commodore Keyes and Juanita Keyes in the original principal sum of \$75,000.00, payable to the order of Kiawah Capital LLC., said note assigned to Jennifer Williams, who is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the “Beneficiary.”

6. **Default and Request to Act.** Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Trustee to conduct the sale. 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 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.

Dated: May 13, 2019

/s/ Jack O. Norman

Jack O. Norman or John Norman, Trustee  
6510 Abrams Road, Suite 568  
Dallas, Texas 75231  
(214) 252-9921

**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 October 14, 2005 and recorded in Document CLERK'S FILE NO. 200503554770 real property records of DALLAS County, Texas, with CHARLES BOB TRYON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES BOB TRYON, securing the payment of the indebtednesses in the original principal amount of \$133,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

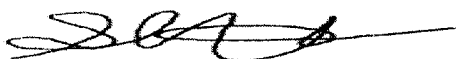
c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

FILED  
2019 MAY 13 PM 2:40  
JOHN F. 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.

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, JEFFREY FLEMING, LAUREN CHRISTOFFEL, BRENT GRAVES, CRAIG MUIRHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN 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: \_\_\_\_\_

**EXHIBIT "A"**

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE HERMAN HEIDER SURVEY, ABSTRACT NO. 541, SEAGOVILLE, DALLAS COUNTY, TEXAS, AND BEING PART OF A CALLED 10.535 ACRE TRACT OF LAND DESCRIBED IN DEED TO ELITE DEVELOPMENT, LTD., RECORDED IN VOLUME 2003257, PAGE 11823, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "D.L. NEAGLC, 5239: FOUND FOR CORNER IN THE NORTHEAST LINE OF SEAGOVILLE ROAD, A PUBLIC RIGHT-OF-WAY, AT THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MY HOME BUILDER 1, L.P.. RECORDED IN VOLUME 2005001, PAGE 11045, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 47 MINUTES 14 SECONDS WEST, ALONG THE NORTHEAST LINE, A DISTANCE OF 100.00 FEET TO A 1 INCH DIAMETER IRON PIPE FOUND AT THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CARLOS M. MARIN AND WIFE, ELITICIA C. MARIN, RECORDED IN VOLUME 96105, PAGE 356, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID MARIN TRACT, A DISTANCE OF 180.00 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR CORNER;

THENCE SOUTH 44 DEGREES 47 MINUTES 14 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "D.L. NEAGLE, 5239" FOUND AT THE NORTH CORNER OF SAID MY HOME BUILDER 1 L.P. TRACT:

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 180.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 18,000 SQUARE FEET OR 0.413 ACRES OF LAND, MORE OR LESS.



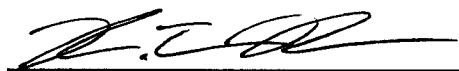
**NOTICE OF FORECLOSURE SALE**

**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.**

THE STATE OF TEXAS           §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DALLAS         §

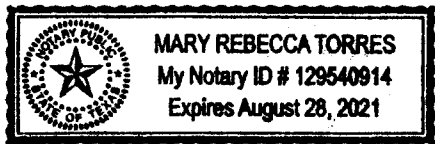
Pursuant to the authority conferred upon me by that certain Deed of Trust executed by Jose Quiroz Ayala and Rosa Elena Solis of Dallas County, Texas, to J. Marc Hesse, TRUSTEE, dated June 26, 2015 for the benefit of the Beneficiary therein identified, duly recorded under Clerk's Instrument No. 201500169258 of the Official Public Records of Real Property of Dallas County, Texas, securing the payment of that one certain Second Lien Fixed Rate Note in the original principal amount of \$9,500.00, I will, as Substitute Trustee under said Deed of Trust pursuant to the Appointment of Substitute Trustee filed under Clerk's Instrument No. 201900101248, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on Tuesday, June 4, 2019, (that being the first Tuesday of said month), at 10:00 a.m., or within three hours of that time, at public auction to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law in the area that has been designed as the general area where foreclosure sales are conducted, which is the North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as otherwise designated by the County Commissioners, the property legally described on the attached Exhibit "A." The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.


EXECUTED on April 25, 2019.

  
\_\_\_\_\_  
Randall Tate Roush, Substitute Trustee

STATE OF TEXAS           §  
COUNTY OF TARRANT   §

Sworn to and subscribed before me on April 25, 2019 by Randall Tate Roush



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

BY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2019 MAY 13 PM 2:40

FILED

AFTER FILING RETURN TO:  
The Cox Law Firm, PLLC  
1300 Norwood Dr., Ste. 100  
Bedford, Texas 76022

## Exhibit "A"

### LEGAL DESCRIPTION

Order No.: 8051651500464

#### Tract I

Being out of the said Joseph Langley Survey, Abstract No. 803, and being part of the property conveyed to T. E. Frossard in two tracts by John S. Lawrence et ux by deed recorded in Volume 4057, Page 59 (said deed being refiled in Volume 4126, Page 379) Deed Records, Dallas County, Texas, the tract being conveyed herein being described as follows:

BEGINNING on the North line of Elam Road where same intersects the East line of the T. E. Frossard tract, said point being 30 feet North of the Southeast corner of same and being 1119 feet West of the Southeast corner of said survey;

THENCE North along the East line of the T. E. Frossard tract, 421 feet to the place of beginning;

THENCE continuing North an additional 60 feet;

THENCE West 128 feet, more or less, to the East line of Sherry Lane;

THENCE South along the East line of Sherry Lane 60 feet;

THENCE East parallel with the North line of Elam Road 128 feet, more or less, to the place of beginning, and also known as the North one-half of Lot 4, Block 2 of T. E. Frossard's unrecorded subdivision; said being the same property conveyed to Artos R. McDonald et ux by T. E. Frossard by deed dated July 23, 1957 and recorded in Volume 4740, Page 208, Deed Records, Dallas County, Texas.

#### Tract II

Being out of said Joseph Langley Survey, Abstract No. 803, and being part of the property conveyed to T. E. Frossard in two tracts by John S. Lawrence et ux by deed recorded in Volume 4057, Page 59, (said deed being refiled in Volume 4126, Page 379), Deed Records of Dallas County, Texas, the tract conveyed herein being described by metes and bounds as follows;

BEGINNING on the North line of Quail Drive, formerly Elam Road, where same intersects the East line of the T. E. Frossard tract, said point being 30 feet North of the Southeast corner of same and being 1119 feet West of the Southeast corner of said survey;

THENCE North along the East line of the T. E. Frossard tract, 301 feet to the place of beginning;

THENCE continuing North an addition 60 feet;

THENCE West 125 feet, more or less, to the East line of Sherry Lane;

THENCE South along the East line of Sherry Lane 60 feet;

THENCE East parallel with the North line of Quail, 125 feet, more or less, to the PLACE OF BEGINNING, and also known as the North one-half of Lot 3, Block 2 of T. E. Frossard's un-recorded subdivision and being the same property conveyed to Artos R. McDonald et ux by T. E. Frossard by deed

## Exhibit "A"

### LEGAL DESCRIPTION

(continued)

dated January 2, 1958, recorded in Volume 4834, Page 10, Deed Records, Dallas County, Texas.

#### Tract III

Being out of a 9.8 acre tract out of the Joseph Langley Survey, Abstract No. 803, and described in two tracts in a deed to T. E. Frossard from John S. Lawrence recorded in Volume 4057, Page 59, Deed Records, Dallas County, Texas, and a correction deed between the same parties recorded in Volume 4126, Page 379, Deed Records, Dallas County, Texas, that portion herein conveyed being described by metes and bounds as follows:

BEGINNING at a point on the North line of Elam Road, said point being 1119 feet West of the East line of the Joseph Langley Survey, and on the East line of said 9.8 acre tract;

THENCE North along said East line 361 feet to the place of beginning;

THENCE continuing North an addition 60 feet, to a point for corner;

THENCE West parallel with Elam Road, 122.5 feet more or less, to the East line of a 50 foot road called Sherry Lane;

THENCE South along said East line, 60 feet to a point for corner, said point being 361 feet North of the North line of Elam Road;

THENCE East parallel with said North line of Elam Road, 122.5 feet to the PLACE OF BEGINNING, said tract being known as Lot 7, Block 2, according to T. E. Frossard's un-recorded plat of said 9.8 acre tract; being the same property conveyed to Artos R. McDonald et ux by S. L. Queen, by deed dated January 16, 1955, recorded in Volume 4182, Page 421, Deed Records, Dallas County, Texas.

92328.317.00

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** MAY 10, 2019

**NOTE:** Disclosure Statement, Note and Security Agreement, as renewed, modified, or extended, described as follows:

Date: June 19, 2009  
Maker: Pearline Willis Roberts  
Payee: Citifinancial, Inc.  
Original Principal Amount: \$51,468.00

2019 MAY 13 AM 11:07  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

FILED

**DEED OF TRUST:** Deed of Trust Secured by Homestead described as follows:

Date: June 19, 2009  
Borrower: Pearline Willis Roberts  
Trustee: Rick Heard  
Beneficiary: Citifinancial, Inc.  
Recorded: Document No. 200900226968 Real Property Records, DALLAS County, Texas

**LENDER:** Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust V-C

**BORROWER:** Pearline Willis Roberts

**PROPERTY:** The real property described as follows:

Commonly known as: 2808 Morgan Dr., Dallas, Texas 75241

Legally described as: LOT ONE (1), BLOCK 13/7614 IN THE ALTA MESA PARK ESTATES NO. 2 ADDITION, RECORDED IN VOLUME 10, PAGE 210-A OF THE MAP AND RECORDS OF DALLAS COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights

thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** DAVID GARVIN, JACK BECKMAN, KELLY GODDARD, MICHELLE SCHWARTZ

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700  
Dallas, Texas 75231

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

JUNE 4, 2019, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In DALLAS County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

**RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.


Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

EXECUTED effective as of MAY 10, 2019.

SUBSTITUTE TRUSTEE

Sign: 

Print: DAVID GARVIN

**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.**

**Date of Security Instrument:** July 12, 2018

**Grantor(s):** Evolution Express, Inc.

**Original Mortgagee:** Brice Enterprise, LLC and Ashleys Enterprise, LLC

**Recording Information:** Instrument #201800199751, Official Public Records, Dallas County, Texas.

**Current Mortgagee:** Brice Enterprise, LLC and Ashleys Enterprise, LLC

**Date of Sale:** June 4, 2019

**Time of Sale:** 10:00 AM or not later than three hours after that time.

**Place of Sale:** The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang or as designated by the county commissioners.

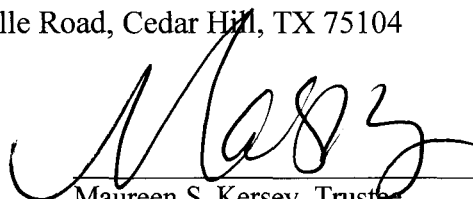
**Legal Description of property to be sold:**

Being a lot, tract or parcel of land situated in Dallas County, Texas, and being a part of the H. WAND SURVEY, ABSTRACT NO. 1552, more particularly described as follows: BEGINNING at a point in the South line of Parkerville Road, 320 feet North 89 degrees 40 minutes East from the intersection of the South line of Parkerville Road and the East line of Cedar Hill Road; THENCE South 0 degrees 20 minutes East parallel to Cedar Hill Road 460 feet; THENCE North 89 degrees 40 minutes East parallel to Parkerville Road 160 feet; THENCE North 0 degrees 20 minutes West 460 feet to the South line of Parkerville Road; THENCE South 89 degrees 30 minutes West 160 feet to the place of beginning; save and except any part use for road purposes.

Commonly known as: 732 W. Parkerville Road, Cedar Hill, TX 75104

Terms of sale: Cash

FILED  
2019 MAY 14 PM 12:29  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_



Maureen S. Kersey, Trustee  
c/o DAWN ENOCH MOORE, PC  
15770 N. Dallas Parkway, Suite 300  
Dallas, TX 75248  
(972) 630-4690

FILED

2019 MAY 13 AM 9:10

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, JAMES J. ROBERTS, A SINGLE PERSON delivered that one certain Deed of Trust dated JUNE 6, 2017, which is recorded in INSTRUMENT NO. 201700160984 of the real property records of DALLAS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$66,800.00 payable to the order of INDEPENDENT BANK, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS**, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

**WHEREAS**, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

**WHEREAS**, GATEWAY MORTGAGE GROUP, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

**NOTICE IS HEREBY GIVEN** that on Tuesday, JUNE 4, 2019, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

**UNIT 108, BUILDING B, TURTLE LAKES ESTATES, A CONDOMINIUM PROJECT IN DALLAS COUNTY, TEXAS; TOGETHER WITH THE LIMITED COMMON ELEMENTS AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS DEFINED IN THAT DECLARATION RECORDED IN VOLUME 82155, PAGE 488, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.**

The sale will occur at that area designated by the Commissioners Court of DALLAS County, Texas, for such sales (OR AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG).

**NOTICE IS FURTHER GIVEN** that the address of GATEWAY MORTGAGE GROUP, LLC, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: MAY 13, 2019.



SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR BRENT GRAVES, CRAIG MUIRHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN OR VANESSA MCHANEY

FILE NO.: GMG-2009  
PROPERTY: 1031 TURTLE LAKE BLVD., #108  
IRVING, TEXAS 75060

JAMES J. ROBERTS

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263