

NOTICE OF FORECLOSURE SALE

2020 MAY -7 AM 11:04

JENNIFER VAUGHN
COUNTY CLERK
DALLAS COUNTY
BY _____

Deed of Trust:

Dated: December 29, 2015
Grantor: Victor Roa
Trustee: Howard F. Carter, Jr.
Lender: FIG RE TEXAS I, LLC a Texas limited liability company
Recorded in: Instrument No. 201500345220 recorded on December 31, 2015, in the real property records of Dallas County, Texas
Legal Description: BEING LOT 27, IN BLOCK 142, OF REVISED PLAT OF RICHARDSON HEIGHTS ADDITION, FOURTEENTH INSTALLMENT, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 15, PAGE 27, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
More commonly known as: 732 Pinehurst Drive, Richardson, Texas, 75080
Secures: Promissory Note ("Note") in the original principal amount of \$187,200.00, executed by Victor Roa ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 2, 2020
Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.
Place: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioners Court
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that FIG RE TEXAS I, LLC , a Texas limited liability company's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.
Substitute Trustee: Bennett M. Wyse, or Ted Gambordella, or Shelley Ortolani, or Mary Mancuso, or Michele Hreha, or Francesca Ortolani, or Robert Ortolani, or Michelle Schwartz, or Guy Wiggs, or David Stockman, or Brenda Wiggs, or Denise Boerner, or Donna



Stockman, or Tim Lewis, or Kathy Arrington

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, FIG RE TEXAS I, LLC, a Texas limited liability company, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of FIG RE TEXAS I, LLC, a Texas limited liability company's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with FIG RE TEXAS I, LLC, a Texas limited liability company's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If FIG RE TEXAS I, LLC, a Texas limited liability company passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by FIG RE TEXAS I, LLC, a Texas limited liability company. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



By: _____

Ted Gambordella, Substitute Trustee
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Dallas, Texas 75254
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F: 214-540-9333
Tgambordella@txtnlaw.com
www.txtnlaw.com

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **May 03, 2018**, **Chima Egwuagu** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Robert C. Stroup, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$250,000.00**, payable to the order of PBREI, LLC, which Deed of Trust is recorded **under clerk's file number 201800122295** 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:

Lot 29, Block 183 of Richardson Heights, 17th Installment, an Addition to the City of Richardson, Dallas County, Texas, according to the Map recorded in Volume 48, Page 45, Map Records, Dallas County, Texas, commonly known as 744 Loganwood Avenue, Richardson, Texas, 75080; 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 PBREI, LLC, 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;

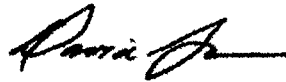
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, June 02, 2020**, being the first Tuesday of such month, at the county courthouse of **Dallas County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness 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.

FILED
2020 MAY 12 PM 12:26
JOHN F. WARNER
COUNTY CLERK
DALLAS COUNTY
TX



Signature

David Garvin, Substitute Trustee
Printed Name

Matter No. 1468

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