

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
2025 FEB 11 PM 12:19
JOHN F. WARREN
COUNTY CLERK
BY _____
DALLAS COUNTY
SECURITY

STATE OF TEXAS §
COUNTY OF DALLAS §

DEED OF TRUST:

Date: December 23, 2015
Grantor: Joseph LeBlanc
Original Beneficiary: Cadence Bank, N.A.
Trustee: John G. Lingor
Recording Info: Clerk's File No. 201500341402 of the Real Property Records of Dallas County, Texas

CURRENT BENEFICIARY: Cadence Bank f/k/a BancorpSouth Bank, successor-by-merger to Cadence Bank, N.A.

SUBSTITUTE TRUSTEE: David Garvin and/or Jeff Benton and/or Brandy Bacon and/or Michelle Schwartz and/or Guy Wiggs and/or David Stockman and/or Donna Stockman and/or Janet Pinder and/or Jamie Dworsky and/or Angela Cooper and/or Kelly Goddard and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

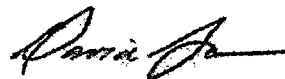
PROPERTY DESCRIPTION: Lot 39, Block F, Heritage Park Phase 2, an Addition to to the City of Sachse, Dallas County, Texas, according to the Map or Plat thereof recorded in Clerk's File No. 201300367528 of the Map Records and Plat Records, Dallas County, Texas.

DATE OF SALE: Tuesday, March 4, 2025
TIME OF SALE: No earlier than 11:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Dallas County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Dallas County Courthouse, or, if there is no such entrance, then at the west wall of the Dallas County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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: February 10, 2025



David Garvin and/or Jeff Benton and/or Brandy Bacon and/or Michelle Schwartz and/or Guy Wiggs and/or David Stockman and/or Donna Stockman and/or Janet Pinder and/or Jamie Dworsky and/or Angela Cooper and/or Kelly Goddard and/or Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471