

NOTICE OF SUBSTITUTE TRUSTEES' SALE

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

WHEREAS, Advantage Sports Complex, LLC, (the “Grantor”, whether one or more) executed that certain Deed of Trust (Security Agreement, Financing Statement, and Assignment of Rents) (the “Deed of Trust” herein) dated June 30, 2016, conveying to Geoffrey D. Greenwade, as Trustee (herein so called) the Property (herein so called) therein described, the Deed of Trust being recorded in the Real Property Records of Denton County, Texas, as Instrument No. 80972, and recorded in the Dallas County Property Records as Instrument Number 201600191491, the Deed of Trust securing, among other things, the payment of the indebtedness evidenced by that certain Promissory Note (the “Note”) dated June 30, 2016, executed by executed by Grantor and Advantage Sports, Inc., payable to the order of Green Bank, N.A., in the principal amount of \$8,816,428.00, (Grantor and Advantage Sports, Inc., are collectively referred to herein as, the “Debtor”); and

WHEREAS, Veritex Community Bank, is the successor in interest to Green Bank, N.A., and is the current owner and holder of the Note and the Deed of Trust and is the beneficiary under any and all documents evidencing, securing or relating to the indebtedness evidenced by the Note, including, but not limited to, the Deed of Trust; and

WHEREAS, the undersigned has been appointed by Veritex Community Bank as a Co-Substitute Trustee (herein so called) with D. Woodard Glenn in the place of the original Trustee, upon the contingency and in the manner prescribed by the Deed of Trust; and

WHEREAS, the Debtor defaulted under the Note by failing to make all the required payments due under the Note, and despite demand, the Note remains unpaid, therefore pursuant to the rights and remedies set forth in the Note and the Deed of Trust, the entire unpaid principal balance of, and all accrued and unpaid interest on, the Note and all other sums due in regard to said Note and Deed of Trust are now wholly due and payable, and Veritex Community Bank as the owner and holder of said indebtedness and the beneficiary under the Deed of Trust, has requested the undersigned to sell the Property pursuant to the Deed of Trust and the laws of the State of Texas to satisfy said indebtedness; and

WHEREAS, the proceeds of such sale are to be applied in accordance with the provisions of the Deed of Trust and the laws of the State of Texas.

THEREFORE, PLEASE BE ADVISED AS FOLLOWS:

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

Date: September 3, 2019.

FILED BY
JOHN E. WARREN
COUNTY CLERK
2019 AUG -9 AM 10:38

FILED

Time: The sale will begin no earlier than 1:00 p.m. and will begin no later than three (3) hours after that time.

Place: At the area designated by the Commissioners Court of DALLAS County, Texas pursuant to Section 51.002 of the Texas Property Code, or if no such location is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Substitute Trustees' Sale has been posted.

Please be advised that the sale may be performed by any of the Co-Substitute Trustees without the necessity of the joinder of any other Co-Substitute Trustee, and such action shall have the same force and effect as if all the Co-Substitute Trustees joined therein.

The Deed of Trust permits Veritex Community Bank to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute 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.

2. 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 Veritex Community Bank 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, Veritex Community Bank has the right to direct the Substitute 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 Substitute 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 any Substitute Trustee.

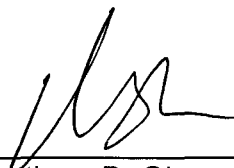
3. Type of Sale. The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and the laws of the State of Texas.

4. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described including, but not limited to, the Note.

5. The Property. The Property is described as follows:

All that certain real property, improvements, fixtures, appurtenances, personal property and other real and personal property described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

WITNESS MY HAND as of the 9th day of August, 2019.



Matthew B. Glenn, Co-Substitute Trustee
State Bar No.: 24083077
D. Woodard Glenn, P.C.
8214 Westchester Drive, Suite 740
Dallas, TX 75225
(214) 871-9333 Telephone
(214) 871-7131 Facsimile

EXHIBIT A

Tract 1: (Fee Simple) Lot 2E, Block A, of Replat of United Frankford, an addition to the City of Carrollton, Denton and Dallas Counties, Texas, according to the plat thereof recorded in Cabinet P, Page 275, Plat Records, Denton County, Texas, and Volume 98237, Page 1, Plat Records, Dallas County, Texas.

Tract 2: (Basement) Basement Estate as created by that certain Reciprocal Basement Agreement dated December 10, 1998, by and between United Frankford, Ltd. and Friedman Land Holdings, L.C. recorded December 14, 1998 in Volume 4237, Page 1141, Real Property Records, Denton County, Texas, and recorded November 11, 1999 in Volume 99222, Page 238, Deed Records, Dallas County, Texas.

FILED

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

2220 NOLAN DRIVE
CARROLLTON, TX 75006

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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: September 03, 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 April 12, 2001 and recorded in Document VOLUME 2001088, PAGE 02925, AS AFFECTED BY MODIFICATION IN CLERK'S FILE NO. 201300023290; AS AFFECTED BY CLERK'S FILE NO. 201900194834 real property records of DALLAS County, Texas, with WISDOM EZECHA, grantor(s) and GN MORTGAGE CORPORATIO, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WISDOM EZECHA, securing the payment of the indebtednesses in the original principal amount of \$106,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601



2220 NOLAN DRIVE
CARROLLTON, TX 75006

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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, 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 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: _____

2220 NOLAN DRIVE
CARROLLTON, TX 75006

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DALLAS

EXHIBIT "A"

BEING LOT 11, IN BLOCK 6 OF PARK PLACE ADDITION NO. 2, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 79132, PAGE 1692 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.