

FILED

NOTICE OF FORECLOSURE SALE 20190925 AM 10:50

Deed of Trust:

Dated: February 21, 2019
Grantor: Haniah Investments, LLC, a Texas Limited Liability Company
Trustee: Matthew C. Aycock, Esq.
Lender: Sandra Ogden
Servicer: Conrad Properties, LLC, a Texas limited liability company
Recorded in: Instrument No. 201900048369 recorded on February 27, 2019, in the real property records of Dallas County, Texas
Legal Description: LOT 1, BLOCK 7/6315, OF BRUTON TERRACE NO. 4, A SUBDIVISION IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 75, MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.
More commonly known as: 1930 N Prairie Creek Road, Dallas, Texas 75217
Secures: Promissory Note ("Note") in the original principal amount of \$110,000.00, executed by Haniah Investments, LLC, a Texas limited liability company ("Borrower") and payable to the order of Lender.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ PROPERTY

Foreclosure Sale:

Date: September 3, 2019
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 Commissioner's 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 Sandra Ogden 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 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, Sandra Ogden, 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 Sandra Ogden election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Sandra Ogden 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 Sandra Ogden 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 Sandra Ogden. 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: 

Bennett M. Wyse, Substitute Trustee
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