

FILED

NOTICE OF FORECLOSURE SALE

2019 AUG 12 PM 2:43

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
SECURITY

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Lot 17, 18 & 19, Block 17/5976 of the Third Installment of Wynnewood Park an addition to the Dallas, Dallas County, Texas according to the plat recorded in Volume 16, Page 530, 531, Map Records, Dallas County, Texas and commonly known as 808 Ryan Road, 812 Ryan Road and 816 Ryan Road, Dallas, TX 75224.

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

Date: September 3, 2019

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Dallas County Courthouse in Dallas, Texas, at the location designated by the County Commissioners at North Side of George Allen Courts Building facing 600 Commerce St., below the overhang.

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. Such reposting or refiled may be after the date originally scheduled for this sale.

3. 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 indebtedness up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. All noteholders will be acting and bidding jointly.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jason Simmons. The Deed of Trust is dated November 11, 2017, modified November 15, 2018, and was recorded in the office of the County Clerk of Dallas County, Texas on November 28, 2017 under instrument No. 2017-00332125.

5. 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 the Promissory Note in the original principal amount of \$235,900 executed by Jason Simmons and now payable to the order of Park Place Funding, LLC which is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.


6. Notice. 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 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.

Questions concerning the sale may be directed to the undersigned.

7. Default and Request to Act. The indebtedness is now due and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: August 9, 2019


GARY R. RICE
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NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 18th day of JULY, 2018, **ORANGE DOOZER, LLC** executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure **DFW INVESTOR LENDING, LLC**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201800196672 of the Deed of Trust records of Dallas County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3rd day of SEPTEMBER, 2019, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps at the east side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 40, BLOCK S/7065, SECOND SECTION OF CASA VIEW OAKS ADDITION, AN ADDITION IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 383, MAP/PLAT RECORDS OF DALLAS COUNTY, TEXAS.

ALSO KNOWN AS 2515 SAN PAULA AVENUE, DALLAS, TEXAS

WITNESS MY HAND, the 5 day of AUGUST, 2019.


DARRIN W. STANTON, TRUSTEE

FILED
2019 AUG - 8 PM 3:59
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DALLAS COUNTY
SECURITY