

FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

2024 APR 15 PM 12:21

WHEREAS, Peterick Fuller, a single man, executed a Subordinate Lien Deed of Trust ("Deed of Trust") dated August 23, 2021, conveying to Ruth W. Garner, Trustee, the property described therein to secure Amplify Credit Union in the payment of the indebtedness described therein; and

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY     KC     DEPUTY

WHEREAS, the Deed of Trust is recorded at Clerk's File Number 2021-202100261184 in the Official Public Records of Dallas County, Texas;

WHEREAS, the property subject to the Deed of Trust is described as "LOT 169, OF LAKE RIDGE, SECTION 3, AN ADDITION TO THE CITY OF CEDAR HILL, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 96018, PAGE 1588, MAP RECORDS, DALLAS COUNTY, TEXAS." (hereinafter "the property"); and

WHEREAS, Amplify Credit Union is the present owner and holder of the note and indebtedness described in the Deed of Trust and the liens securing its payment; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of such original Trustee upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, the indebtedness secured by the Deed of Trust includes a Subordinate Lien Balloon Note ("Note") dated August 23, 2021, executed by Peterick Fuller, payable to Amplify Credit Union in the original principal amount of \$221,566.00;

WHEREAS, defaults have occurred under the Note and the Deed of Trust and the Note is now due and payable in full as provided therein; and

WHEREAS, I have been requested to sell the property pursuant to the Deed of Trust;

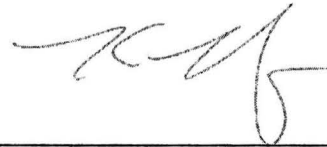
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 7, 2024, between 10:00 a.m. and 4:00 p.m., Kerry L. Haliburton, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Lori Fowler, David Stockman, Donna Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Jamie Dworsky, Janet Pinder, Brandy Bacon and Angela Cooper, Substitute Trustee, will sell the property by public sale at auction to the highest bidder for cash. The sale will take place on the North Side of the George Allen Courts Building facing Commerce Street below the overhang, or in the area of the courthouse designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code, the earliest time at which the sale will occur will be 10:00 a.m. Pursuant to Section 51.002 of the Texas Property Code, the sale shall begin at that time or not later than three hours after that time. The Deed of Trust permits the Beneficiary to postpone or withdraw, or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at that date, time and place of a scheduled sale to announce a 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 refileing may be after the date originally scheduled for sale.

The sale will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

THE PURCHASER AT THE FORECLOSURE SALE WILL RECEIVE THE TITLE TO THE PROPERTY OWNED BY PETERICK FULLER, A SINGLE MAN AND WILL NOT RECEIVE ANY REPRESENTATION OR WARRANTY OF ANY KIND, ORAL, WRITTEN, EXPRESS, OR IMPLIED, FROM AMPLIFY CREDIT UNION CONCERNING THE PROPERTY, AND AMPLIFY CREDIT UNION HAS NOT MADE, AND DOES NOT MAKE, ANY SUCH REPRESENTATIONS OR WARRANTIES. THE SUBSTITUTE TRUSTEE DOES NOT, AND WILL NOT, MAKE ANY REPRESENTATIONS OR WARRANTIES, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF TITLE TO THE PROPERTY. THE PROPERTY WILL BE SOLD AS IS, WHERE IS, AND WITH ALL FAULTS. THE PURCHASER AT THE FORECLOSURE SALE WILL RELY SOLELY ON PURCHASER'S OWN INSPECTIONS OR INVESTIGATIONS OF THE PROPERTY AND THE CONDITION THEREOF IN MAKING A DECISION TO PURCHASE THE PROPERTY. ALL OF THESE PROVISIONS SHALL EXPRESSLY SURVIVE THE TRANSFER OF THE PROPERTY TO PURCHASER.

EFFECTIVE DATE OF NOTICE IS MARCH 20, 2024.



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Kerry L. Haliburton, Substitute Trustee  
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