

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 7th day of May, 2024; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

Date of Deed of Trust to Secure Performance: April 23, 2018

Maker: Mandy McGill as Trustee of the Baker Family Trust

Original Trustee named in Deed of Trust: L. Scott Horne

Substitute Trustee: Tina Hill

Original amount of Secured Indebtedness: \$601,500.00

Original Beneficiary named in Deed of Trust: Charles E. Baker and wife, April C. Baker

Property described in Deed of Trust:

Lot 1, in Block A, of Replat of Brookhaven Estates No. 15, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 86157, Page 4950, Map Records, Dallas County, Texas; Also known as 13201 Glad Acres Dr. Dallas, Texas 75234.

Said Deed of Trust to Secure Performance is recorded under Document No.201800114102 in the Deed of Trust Records of Dallas County, Texas.

2024 APR 16 PM 3:14
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

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. This Deed of Trust does not have a mortgage servicer, inquiries should be directed to Tina Hill, Attorney and Substitute Trustee at the contact information below.

EXECUTED this 16th day of April, 2024



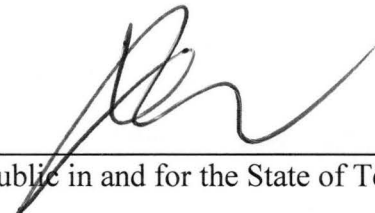
Tina Hill
Substitute Trustee
1795 Northwest Highway
Garland, TX 75041
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 16 day of April, 2024, by Tina Hill, known to me personally or by driver's license, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

That notice is hereby given of a public non-judicial foreclosure sale.

1. **PROPERTY TO BE SOLD.** The property to be sold is located in Dallas County, Texas, and is more particularly described in **Exhibit A**, which is attached hereto and incorporated by reference herein for all purposes.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust (herein defined) 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, if any.

2. **DATE, TIME AND PLACE OF SALE.** The sale is scheduled to be held at the following date, time and place:

DATE: May 7, 2024

TIME: Not earlier than **11:00 AM**, or within three (3) hours thereafter.

PLACE: The North Side of the George Allen Courts Building facing 600 Commerce Street, Dallas, Texas 75202, below the overhang, or as designated by the Dallas County Commissioners.

3. **TERMS OF SALE.** The sale will be conducted as a public auction to the highest bidder for cash. 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.

4. **TYPE OF SALE.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by Edward Ndilow Vonjoe, dated December 30, 2022, recorded in the Office of the County Clerk of Dallas County, Texas, as **County Clerk's Instrument No. 202300001259** (the "Deed of Trust").

5. **OBLIGATIONS SECURED.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including but not limited to the Promissory Note in the principal sum of \$455,595.00, executed by Edward Ndilow Vonjoe, and payable to the order of MCI Mortgage, Inc., is the current owner and holder of the Obligations, is the Lender under the Deed of Trust, and is referred to herein as the "Lender".

FILED

2024 APR 15 AM 11:48

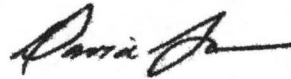
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

As of March 25, 2024, there was owed \$468,917.28 on the Note in principal, interest, late fees, and default interest, plus additional amounts for collection and attorneys' fees. The Note is bearing interest at the rate of \$82.09 per day thereafter. An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Lender as follows:

MCI Mortgage, Inc.
Attn: John Townes
2101 Cedar Springs Road
Suite 700
Dallas, Texas 75201

6. **DEFAULT AND REQUEST TO ACT.** Default has occurred under the Deed of Trust and the Lender has requested me, as the Substitute Trustee to conduct this sale. Notice is given that prior to the sale Lender may appoint another person as a Substitute Trustee to conduct the sale.

DATED this the ___ day of April, 2024.



Printed Name: David Garvin

Title: Substitute Trustee

AFTER RECORDING RETURN TO:

Jordan R. Hesse
HESSE, HESSE & BLYTHE, PC
5560 Tennyson Parkway
Suite 250
Plano, Texas 75024

EXHIBIT A

LEGAL DESCRIPTION

Lot 19, Block C, Windermere Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded under **Clerk's File No. 2018-314149**, Map Records, Dallas County, Texas.