

FILED

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Notice of Substitute Trustee Sale

Assert and protect your rights as a member of the armed forces of the ~~the~~ 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:** *E.K.*

APRIL
Date: Tuesday, ~~March 4~~, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: Dallas County Courthouse | Dallas Texas at the following location George Allen Courts Building 600 Commerce Street, Dallas Texas 75202 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE .

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 the beneficiary thereunder 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. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. 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 to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. **Instrument to be Foreclosed:** Deed of Trust executed **Abraham J Sifuentes Hernandez** on **January 24, 2023** in **Document Number 202300022655** of the real property records of Dallas County, Texas **Abraham J Sifuentes Hernandez**, Grantor(s) and, **Stephen H. Davis** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$235,000.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **January 24, 2023**.

4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint Emily Kaiser, located at 2537 S FM 148, Crandall, TX, 75442, as Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness,

6. Property to be sold:

Lot 10, Block 4, of Cedar Hill East, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the map or Plat thereof recorded in Volume 70049, Page 259, of the Map Records of Dallas County, Texas.

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  _____

Date: Feb 10, 2025

Emily Kaiser, Substitute Trustee for Lender Stephen H. Davis

THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.