

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 7th day of April, 2026
Time: 10 AM or not later than three hours after that time
Place: AT George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202
Dallas County, Texas.

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2026 FEB 19 AM 11:21

FILED

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: September 19, 2023
Grantor(s): Jose Salinas and Rosa Salinas, husband and wife

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Rocket

Mortgage, LLC, its successors and assigns

Original Principal: \$358,803.00
Recording Information: Deed Inst.# 202300194897.

Current Mortgagee/Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Secures: The Promissory Note (the "Note") in the original principal amount of \$358,803.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Dallas
Property Description: (See Attached Exhibit "A")
Property Address: 1001 Ogden Ave, Cockrell Hill, TX 75211
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Rocket Mortgage, LLC
Mortgage Servicer Address: 1050 Woodward Avenue Detroit, MI 48226

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Auction.com LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258.

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.

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is _____ . I declare

under penalty perjury that _____ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Dallas

County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

BEING PART OF LOTS 8 AND 9, IN BLOCK A, OF COCKRELL HILLS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 295 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF PENROD AVENUE WITH THE WEST LINE OF OGDEN AVENUE, SAID POINT BEING A "X" FOUND AND BEING THE NORTHEAST CORNER OF SAID LOT 8;

THENCE WEST 141.5 FEET ALONG THE SOUTH LINE OF PENROD AVENUE TO A 5/8" IRON ROD FOUND;

THENCE SOUTH 85.0 FEET PARALLEL TO SAID EAST LINE OF OGDEN AVENUE TO A 1/2" IRON ROD FOUND;

THENCE EAST 141.5 FEET PARALLEL TO SAID SOUTH LINE OF PENROD AVENUE TO A 5/8" IRON ROD FOUND IN SAID WEST LINE OF OGDEN AVENUE;

THENCE NORTH 85.0 FEET ALONG SAID WEST LINE OF OGDEN AVENUE TO THE PLACE OF BEGINNING AND BEING THE LAND CONVEYED TO SHIRLEY ANN MILLER, RICHARD R. WALL AND JERRY V. WALL, PROBATE COURT OF DALLAS COUNTY, TEXAS.

25-05796
3416 COUNTRY CLUB DR W, IRVING, TX 75038

FILED

2026 FEB 19 AM 11:22

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

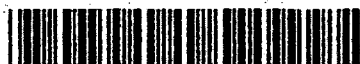
**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"
- Security Instrument:** Deed of Trust dated October 16, 2019 and recorded on October 21, 2019 at Instrument Number 201900282230 in the real property records of DALLAS County, Texas, which contains a power of sale.
- Sale Information:** April 7, 2026, at 10:00 AM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by THELMA ANDERSON secures the repayment of a Note dated October 16, 2019 in the amount of \$94,905.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



4866498

Kathryn Dahlin

De Cubas & Lewis, P.C.
Kathryn Dahlin, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Shelley Ortolani

Substitute Trustee(s): John Beazley, Logan Thomas,
Phillip Pierceall, Terry Waters, Douglas Rodgers,
Clay Golden, Bruce Miller, Joshua Sanders, Ramiro
Cuevas, Matthew Hansen, Daniel Hart, Auction.com
LLC||Shelley Ortolani, Mary Mancuso, Michele
Hreha, Francesca Ortolani, Guy Wiggs, David
Stockman, Brenda Wiggs, Donna Stockman, Janet
Pinder, Brandy Bacon, Michelle Schwartz, Jamie
Dworsky, Angela Brown, Carol Dunmon, Payton
Hreha, Jeff Benton, Leslie Shuler, Agency Sales and
Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

Being the following real property of TERRACE HEIGHTS CONDOMINIUMS, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 83169, Page 4626, Condominium Records of Dallas County, Texas, as affected by First Amendment filed 11/30/1983, recorded in Volume 83234, Page 1269; Supplemental Declaration filed 02/29/1984, recorded in Volume 84044, Page 42; Supplemental Declaration filed 04/20/1984, recorded in Volume 84081, Page 688; Supplemental Declaration filed 06/22/1984, recorded in Volume 84124, Page 4926; Supplemental Declaration filed 09/19/1984, recorded in Volume 84185, Page 1373, Real Property Records, Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unit described below, in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit "C" attached to the Declaration:

Residential Unit: Unit 122, Building B

Handwritten signature or initials, possibly "AA", written in black ink.

Our Case No. 26-00791-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF DALLAS

Deed of Trust Date:
March 12, 2025

Property address:
2227 ANNALEA CT
GRAND PRAIRIE, TX 75052

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2026 FEB 18 PM 12: 25

FILED

Grantor(s)/Mortgagor(s):
ERASMO LEIJA MARTINEZ AND ROSAURA MENDEZ
MARTINEZ, HUSBAND AND WIFE

LEGAL DESCRIPTION: LOT TWENTY-ONE (21), BLOCK "S", OF CIMMARON ESTATES, PHASE 3A, AN ADDITION IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2002189, PAGE 18 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
VIP MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: APRIL 7, 2026

Property County: DALLAS

Original Trustee: BLACK, MANN & GRAHAM, L.L.P.

Recorded on: March 13, 2025
As Clerk's File No.: 202500051483
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Authorized Agent of Auction.com, LLC as Substitute
Trustee, Resolve Trustee Services, LLC, Marinosci Law
Group, PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Authorized Agent of Auction.com, LLC as Substitute Trustee, Resolve Trustee Services, LLC, Marinosci Law Group, PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 7, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.


LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND,

2-12-26

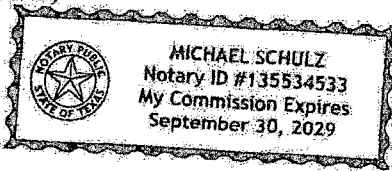
MARINOSCI LAW GROUP, P.C.
By: 
SAMMY HOODA
MANAGING ATTORNEY

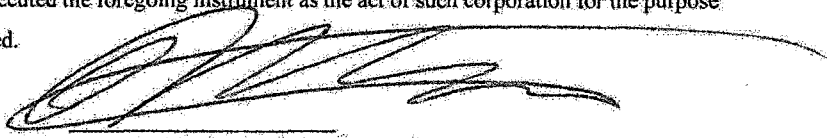
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 12 day of Feb 2026, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)





Notary Public for the State of TEXAS

My Commission Expires: 9-30-29

Michael Schulz
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 26-00791

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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.

DEED OF TRUST INFORMATION:

Date: 02/01/2022
Grantor(s): JACOB NICHOLAS ORTEGA AND JASMINE LEE ORTEGA, HUSBAND AND WIFE, AND MICHELLE MARTINEZ, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLEY AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING., ITS SUCCESSORS AND ASSIGNS.
Original Principal: \$319,113.00
Recording Information: Instrument 2022000032782
Property County: Dallas
Property: (See Attached Exhibit "A")
Reported Address: 1609 SPRING AVE, CARROLLTON, TX 75006

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of April, 2026
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. 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.
2. John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

DEPUTY
BY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2026 FEB 19 AM 11:20

FILED
2147049108

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

By: _____

Exhibit "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE JOSHUA B LEE SURVEY ABSTRACT NO. 708, CARROLLTON, DALLAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO EDWARD W MCDANIEL RECORDED IN VOLUME 2005119 PAGE 6733, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULAR AS FOLLOWS:
BEGINNING AT ½" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310: SET AT THE INTERSECTION OF THE NORTH LINE OF SPRING AVENUE A VARIABLE WITH PUBLIC RIGHT OF WAY WITH THE EAST LINE OF A 29 FOOT PUBLIC ALLEY RIGHT OF WAY AS DEDICATED BY W F JACKSONS SUBDIVISION OF PART OF THE J H MALTPRESS ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 PAGE 487 MAP RECORDS, DALLAS COUNTY, TEXAS;
THENCE NORTH 01 DEG 15 MIN 06 SEC EAST ALONG EAST LINE OF SAID ALLEY, A DISTANCE OF 224.72 FEET TO A ½" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RLPS 5310" SET AT MOST WESTERLY SOUTHWEST CORNER OF LOT 1 BLOCK A OF SEVILLA CONDOMINIUMS AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 85028 PAGE 3793 MAP RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A SQUARE BOLT FOUND FOR REFERENCE BEARS SOUTH 76 DEG 41 MIN 13 SEC EAST, A DISTANCE OF 2.66 FEET;
THENCE SOUTH 88 DEG 27 MIN 39 SEC EAST A DISTANCE OF 91.54 FEET TO AN "X" SET IN A BRICK WALL AT AN INTERIOR "ELL" CORNER OF SAID LOT 1;
THENCE SOUTH 00 DEG 07 MIN 07 SEC EAST ALONG A WEST LINE OF SAID LOT A DISTANCE OF 222.21 FEET TO A ½" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET IN SAID NORTH LINE OF SPRING AVENUE;
THENCE WEST ALONG THE NORTH LINE A DISTANCE OF 96.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 21,048 SQUARE FEET OR 0.483 OF AN ACRE OF LAND.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254