

AMENDED 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The following capitalized terms, as used in this document, shall have the meanings as set forth below:

Borrower: **Jarrold Wilborn**

Lender: Resource One Credit Union

Note: Promissory Note dated August 15, 2022 executed by Jarrod Wilborn delivered to Resource One Credit Union ("Resource One"), as Lender, in the original principal amount of \$2,640,000.00 (the "Note").

Deed of Trust: Deed of Trust dated August 15, 2022, executed by and between Jarrod Wilborn, as borrower and grantor (collectively, "Borrower"), granting Resource One a security interest in real property commonly known as the address at 3504 Marquette St. Dallas, Tex 75225 (the "Property") to secure repayment of the Note and which is recorded at Instrument Number 2022-202200223280 of the Real Property Records of Dallas County, Texas (the "Deed of Trust").

Property: All of the property described in **Exhibit A** attached hereto and incorporated fully herein by reference, together with all improvements thereon, all personal property related thereto and all and singular the rights and appurtenances to the same belonging or in anywise incident or appertaining.

Original Trustee: Mary Beth Spuck

Substitute Trustee: Russell Devenport

2024 JAN 16 AM 8:07
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

Address of

Substitute Trustee:

777 Main Street
Suite 2700
Fort Worth, Texas 76102

Sale Date:

February 6, 2024, which is the first Tuesday of said month.

Earliest Time

For Sale:

10:00 o'clock a.m. on the Sale Date with the sale to take place between 10:00 am and 4:00 pm; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

County:

Dallas County, Texas.

Designated

Sale Area:

North Side of the George Allen Courts Building facing 600 Commerce Street Below the overhang, or as designated by the County Commissioners

A. Under the terms of the Deed of Trust, the Property was conveyed in trust to Original Trustee for the benefit of the holder of the Note to secure, among other obligations, the payment of the Note.

B. Resource One Credit Union ("Resource One") is the legal owner and holder of the indebtedness evidenced by the Note and secured by the Deed of Trust.

C. Default has occurred under the terms of the Note and the Deed of Trust. The indebtedness evidenced by the Note has either matured or has been accelerated in accordance with the terms of the Note and the Deed of Trust and as provided by law, and is now fully due and payable.

D. By written instrument entitled "Removal of Trustee and Appointment of Substitute Trustee," which was recorded as Clerk's Instrument Number 202300259009 of the Real Property Records of Dallas County, Texas, Pinnacle Bank appointed the Substitute Trustee to assume the powers of and to act in the place and stead of Original Trustee under the Deed of Trust, the appointment being in the manner authorized by the Deed of Trust. Resource One also requested the Substitute Trustee to sell the Property in the manner provided in the Deed of Trust and as required by law to satisfy, in whole or in part, the obligations secured by the Deed of Trust.

NOW, THEREFORE, notice is hereby given that the undersigned, as the Substitute Trustee under the Deed of Trust, will sell the property by public sale at auction at the Designated Sale Area and on the Sale Date described above to the highest bidder for cash. Such public sale will begin no earlier than the Earliest Time for Sale described above and no later than three (3) hours after that time.

NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE OR SHALL BE MADE REGARDING THE PROPERTY AS TO MERCHANTABILITY, HABITABILITY, FITNESS FOR PURPOSE, WORKMANSHIP, OR QUALITY, AND NO POLICY OF TITLE INSURANCE WILL BE FURNISHED TO THE PURCHSER.

Pursuant to section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the public sale. Any such further conditions shall be announced before bidding is opened for the sale.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against the Lender, the Borrower, the Lender's attorney or the Substitute Trustee.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the public sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the currently scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. Any such reposting or refiling may be after the Sale Date set forth herein.

Notice is further given, that except to the extent that the Substitute Trustee may bind and obligate Pinnacle Bank to warrant title to the Property under the Deed of Trust, pursuant to § 51.009 of the Texas Property Code, the Property will be sold in an "as is" and "where is" condition. Conveyance of the Property will be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable governmental records to determine the nature and extent of any title issues, liens, encumbrances or property taxes related to the Property and should independently satisfy themselves regarding the nature of the Property and its physical condition prior to the sale.

The name and address of the sender of this Notice of Substitute Trustee's Sale is:
Russell Devenport
777 Main Street
Suite 2700
Fort Worth, Texas 76102

The real property components and the personal property components of the Property will be sold together at the non-judicial foreclosure sale described above, as permitted by Section 9.604 of the Texas Business and Commerce Code, as amended.

EXECUTED on January 11, 2024.

SUBSTITUTE TRUSTEE



Russell Devenport, Substitute Trustee

EXHIBIT A

LOT 15, Block 55, UNIVERSITY HEIGHTS, FIFTH SECTION, an addition to the City of University Park, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 123, Plat Records, Dallas County, Texas.

which currently has the address of

3504 Marquette St.
Dallas, Texas 75325
["Property Address"]

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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The following capitalized terms, as used in this document, shall have the meanings as set forth below:

Borrower: Jarrod Wilborn

Lender: Resource One Credit Union

Note: Promissory Note dated August 15, 2022 executed by Jarrod Wilborn delivered to Resource One Credit Union ("Resource One"), as Lender, in the original principal amount of \$2,640,000.00 (the "Note").

Deed of Trust: Deed of Trust dated August 15, 2022, executed by and between Jarrod Wilborn, as borrower and grantor (collectively, "Borrower"), granting Resource One a security interest in real property commonly known as the address at 3504 Marquette St. Dallas, Tex 75225 (the "Property") to secure repayment of the Note and which is recorded at Instrument Number 2022-202200223280 of the Real Property Records of Dallas County, Texas (the "Deed of Trust").

Property: All of the property described in Exhibit A attached hereto and incorporated fully herein by reference, together with all improvements thereon, all personal property related thereto and all and singular the rights and appurtenances to the same belonging or in anywise incident or appertaining.

Original Trustee: Mary Beth Spuck

Substitute Trustee: Russell Devenport

FILED
JAN 11 AM 8:03
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

**Address of
Substitute Trustee:** 777 Main Street
Suite 2700
Fort Worth, Texas 76102

Sale Date: February 6, 2024, which is the first Tuesday of said month.

**Earliest Time
For Sale:** 10:00 o'clock a.m. on the Sale Date with the sale to take
place between 10:00 am and 4:00 pm.

County: Dallas County, Texas.

**Designated
Sale Area:** North Side of the George Allen Courts Building facing 600
Commerce Street Below the overhang, or as designated by
the County Commissioners

A. Under the terms of the Deed of Trust, the Property was conveyed in trust to Original Trustee for the benefit of the holder of the Note to secure, among other obligations, the payment of the Note.

B. Resource One Credit Union ("Resource One") is the legal owner and holder of the indebtedness evidenced by the Note and secured by the Deed of Trust.

C. Default has occurred under the terms of the Note and the Deed of Trust. The indebtedness evidenced by the Note has either matured or has been accelerated in accordance with the terms of the Note and the Deed of Trust and as provided by law, and is now fully due and payable.

D. By written instrument entitled "Removal of Trustee and Appointment of Substitute Trustee," which was recorded as Clerk's Instrument Number 202300259009 of the Real Property Records of Dallas County, Texas, Pinnacle Bank appointed the Substitute Trustee to assume the powers of and to act in the place and stead of Original Trustee under the Deed of Trust, the appointment being in the manner authorized by the Deed of Trust. Resource One also requested the Substitute Trustee to sell the Property in the manner provided in the Deed of Trust and as required by law to satisfy, in whole or in part, the obligations secured by the Deed of Trust.

NOW, THEREFORE, notice is hereby given that the undersigned, as the Substitute Trustee under the Deed of Trust, will sell the property by public sale at auction at the Designated Sale Area and on the Sale Date described above to the highest bidder for cash. Such public sale will begin no earlier than the Earliest Time for Sale described above and no later than three (3) hours after that time.

NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE OR SHALL BE MADE REGARDING THE PROPERTY AS TO MERCHANTABILITY, HABITABILITY, FITNESS

FILED

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE
TRUSTEE**

2024 JAN -4 AM 10:58

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 25, 2002 and recorded under Vol. 2002204, Page 3165, or Clerk's File No. 200202034508, in the real property records of DALLAS County Texas, with John R. Bunten Jr. and Dana Lou Bunten, husband and wife as Grantor(s) and Mercantile Bank & Trust, FSB as Original Mortgagee.

Deed of Trust executed by John R. Bunten Jr. and Dana Lou Bunten, husband and wife securing payment of the indebtedness in the original principal amount of \$426,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by John R. Bunten Jr., Dana Lou Bunten. PNC Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 above referenced loan. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

Legal Description:

LOT 18, BLOCK 71, OF UNIVERSITY HEIGHTS, SIXTH SECTION, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 170, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 02/06/2024

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: DALLAS County Courthouse, Texas at the following location: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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 as to the warranties of title, if any, provided for under the Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

20405 State Highway 249, Suite 170

Houston, TX 77070

(281) 925-5200

Executed on January 2, 2024.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law

Codilis & Moody, P.C.

20405 State Highway 249, Suite 170

Houston, TX 77070

(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-2848

FOR PURPOSE, WORKMANSHIP, OR QUALITY, AND NO POLICY OF TITLE INSURANCE WILL BE FURNISHED TO THE PURCHSER.

Pursuant to section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the public sale. Any such further conditions shall be announced before bidding is opened for the sale.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against the Lender, the Borrower, the Lender's attorney or the Substitute Trustee.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the public sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the currently scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. Any such reposting or refiling may be after the Sale Date set forth herein.

Notice is further given, that except to the extent that the Substitute Trustee may bind and obligate Pinnacle Bank to warrant title to the Property under the Deed of Trust, pursuant to § 51.009 of the Texas Property Code, the Property will be sold in an "as is" and "where is" condition. Conveyance of the Property will be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable governmental records to determine the nature and extent of any title issues, liens, encumbrances or property taxes related to the Property and should independently satisfy themselves regarding the nature of the Property and its physical condition prior to the sale.

The name and address of the sender of this Notice of Substitute Trustee's Sale is:

Russell Devenport
777 Main Street
Suite 2700
Fort Worth, Texas 76102

The real property components and the personal property components of the Property will be sold together at the non-judicial foreclosure sale described above, as permitted by Section 9.604 of the Texas Business and Commerce Code, as amended.

EXECUTED on January 11, 2024.

SUBSTITUTE TRUSTEE

A handwritten signature in black ink, appearing to read "Russell Devenport", is written over a horizontal line.

Russell Devenport, Substitute Trustee

EXHIBIT A

LOT 15, Block 55, UNIVERSITY HEIGHTS, FIFTH SECTION, an addition to the City of University Park, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 123, Plat Records, Dallas County, Texas.

which currently has the address of

3504 Marquette St.
Dallas, Texas 75325
["Property Address"]

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: 09/28/2007
Grantor(s): FINIS LEE SHIPMAN, JR. & KAREN KATHLEEN SHIPMAN, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$2,000,000.00
Recording Information: Instrument 20070354850
Property County: Dallas
Property: (See Attached Exhibit "A")
Reported Address: 3525 SOUTHWESTERN BOULEVARD, UNIVERSITY PARK, TX 75225

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-18, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-18

Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-18, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-18

Mortgage Servicer Address: 75 Beattie Place, Suite 300, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of February, 2024
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, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, 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, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, 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.

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, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, 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"

LOT 20, BLOCK 10, UNIVERSITY HEIGHTS, THIRD SECTION, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 232, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

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