

## NOTICE OF FORECLOSURE 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.**

1. *Property to Be Sold.* The property to be sold is described as follows:

BEING Lot TWO (2) in Block 16/385 of Inglewood Park Addition No. 2, an Addition to the City of Grand Prairie, Texas according to the Map thereof recorded in Volume 30, Page 217, of the Map Records of Dallas County, Texas. Commonly known as 1917 Balla Way, Grand Prairie, Texas 75051.

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated October 17, 2016 and recorded in Document 201600293209 which was transferred to HBS Funding, LLC on December 1, 2017 and recorded in instrument # 201700009291 real property records of Dallas County, Texas.

3. *Date, Time, and Place of Sale.*

Date: 07/07/2020

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. 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.

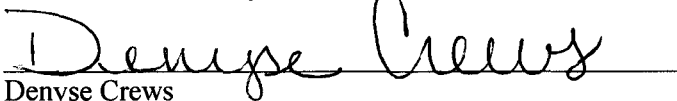
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Roberto Guerrero and wife, Silvina Alvarado-Zuniga as Grantor and HBS Funding LLC as Grantee, provides that it secures the payment of the indebtedness in the original principal amount of \$98,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. HBS Funding LLC is the current mortgagee of the note and deed of trust

*Default and Request to Act.* Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 15<sup>th</sup> day of June 2020.

  
Denyse Crews

Substitute Trustee

c/o HBS Funding LLC, 9129 Belshire Drive, Suite 100 North Richland Hills, TX 76182

ALVARADO ZUNIGA  
ROBERTO & SILVINA  
GRANTORS  
HBS FUNDING LLC  
MORTGAGEE  
JUN 15 2020 1:09 PM

**NOTICE OF TRUSTEE'S SALE**

Notice is hereby given that on Tuesday, the 7<sup>th</sup> day of July 2020; the undersigned will conduct a 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 1:00 o'clock, P.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 Dallas County Courthouse, 600 Commerce Dallas, Texas.

**Date of Deed of Trust:** August 20, 2019

**Executed by:** Isabel C. Gutierrez, a single person and Cesar Castro Vasquez

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

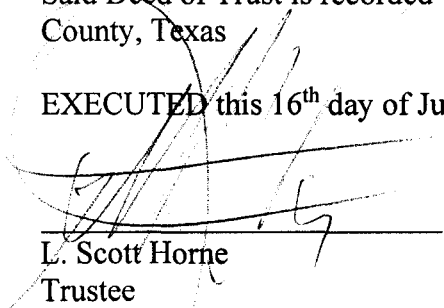
**Original amount of Secured Indebtedness:** \$143,900.00

**Original Beneficiary named in Deed of Trust:** Moore Management Trust

**Property described in Deed of Trust:** Situated in Dallas County, Texas, and being: Being Lot 5, in Block 134, of DALWORTH PARK ADDITION, an addition to the City of Grand Prairie, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 346 and 347, Map Records of Dallas County, Texas.  
Also known as 617 SW 16th St. Grand Prairie, Texas 75051.

Said Deed of Trust is recorded under 201900221685 in the Deed of Trust Records, Dallas County, Texas

EXECUTED this 16<sup>th</sup> day of June 2020

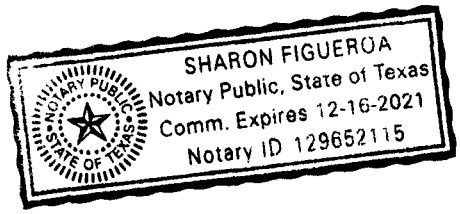
  
\_\_\_\_\_  
L. Scott Horne  
Trustee  
1795 Northwest Highway  
Garland, Texas 75041  
972/271-1700  
[scott@hornerealestatelaw.com](mailto:scott@hornerealestatelaw.com)

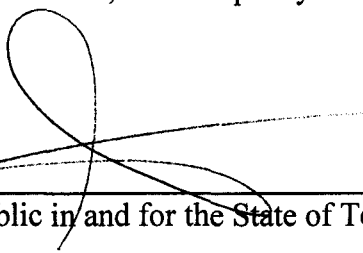
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2020 JUN 16 PM 3:21  
JOHN F. MANROSE  
CLERK OF COUNTY  
DALLAS COUNTY  
TX

**ACKNOWLEDGMENT**

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 16<sup>th</sup> day of June, 2020, by L. Scott Horne, 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 TRUSTEE'S SALE**

Notice is hereby given that on Tuesday, the 7<sup>th</sup> day of July, 2020; the undersigned will conduct a 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 1:00 o'clock, P.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:** December 18, 2018

**Grantor:** Andrea Reyes Paz

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

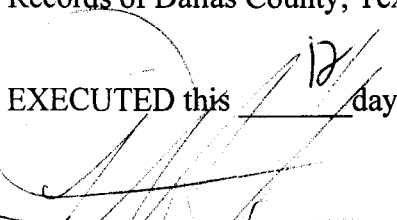
**Original amount of Secured Indebtedness:** \$15,000.00

**Original Beneficiary named in Deed of Trust:** L. Scott Horne

**Property described in Deed of Trust:** Lot 5 in Block 8 of Westchester Phase One-A Addition, to the City of EGrand Prairie, Dallas County, Texas, according to the Plat recorded in Volume 85075, Page 4650 of the Map Records of Dallas County, Texas.

Said Deed of Trust is recorded under Clerks File No. 201800337477 in the Deed of Trust Records of Dallas County, Texas.

EXECUTED this 12 day of June, 2020

  
L. Scott Horne  
Trustee  
972-271-1700

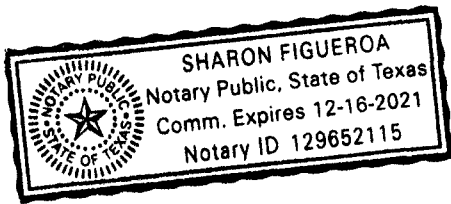
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COUNTY CLERK  
DALLAS COUNTY

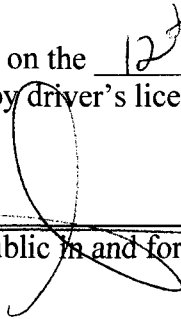
FILED

**ACKNOWLEDGMENT**

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 12<sup>th</sup> day of June, 2020, by L. Scott Horne, 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 ASSESSMENT LIEN SALE**

STATE OF TEXAS

§

COUNTY OF DALLAS

§

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WHEREAS, on or about September 20, 2019, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Jason L. Bontrager, the present owner of said real property, to Kirby Creek Village Association (the "Association"); and

WHEREAS, the said Jason L. Bontrager has continued to default in the payment of his indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, July 7, 2020, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 11, Block A, of Kirby Creek Village, Section IX, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 99183, Page 2490, of the Map records of Dallas County, Texas. (2032 Brownwood Avenue)

WITNESS my hand this 16 day of June, 2020

KIRBY CREEK VILLAGE ASSOCIATION

By: Jason R. Reed  
Jason R. Reed, Substitute Trustee  
Riddle & Williams, P.C.  
3811 Turtle Creek Blvd, Suite 500  
Dallas, Texas 75219

The within notice was posted by me on the 16 day of June, 2020, at the Dallas County Courthouse in Dallas, Texas.

[Signature]

FILED  
2020 JUN 16 PM 1:54  
JULIE WARDEN  
COUNTY CLERK  
DALLAS COUNTY