

Our File No. 20-00955

FILED

2020 MAR 19 AM 10:08

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

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ COUNTY

THE STATE OF TEXAS
COUNTY OF DALLAS

Deed of Trust Date:
SEPTEMBER 16, 2016

Property address:
2032 KIRKWOOD STREET
MESQUITE, TX 75149

Grantor(s)/Mortgagor(s):
REGINA Y. HESTER, A SINGLE WOMAN

LEGAL DESCRIPTION: LOT 12, BLOCK 1 OF PEACHTREE VILLAGE, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE CORRECTED MAP OR PLAT THEREOF RECORDED IN VOLUME 84223, PAGE 3398 MAP RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH CERTIFICATE OF CORRECTION FILED JANUARY 8, 1985 RECORDED IN VOLUME 85005, PAGE 4805, OFFICIAL RECORDS, DALLAS COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, its successors and assigns

Earliest Time Sale Will Begin: 1:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JULY 7, 2020

Property County: DALLAS

Original Trustee: MICHAEL BURNS, ATTORNEY AT LAW

Recorded on: OCTOBER 6, 2016
As Clerk's File No.: 201600280464

Substitute Trustee: MARINOSCI LAW GROUP P.C., MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, KATHY ARRINGTON, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(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 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 MARINOSCI LAW GROUP P.C., MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, KATHY ARRINGTON, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, 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.

A

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, **JULY 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than **1:00 PM** 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.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee 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, 3/18/2020

MARINOSCI LAW GROUP, PC

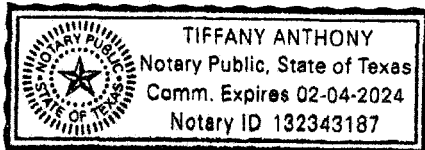
By: 
RENEE REYNA
MANAGING PARALEGAL

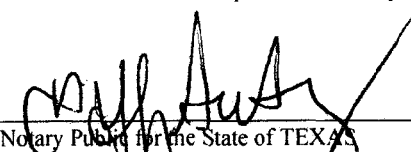
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, TIFFANY ANTHONY, the undersigned officer, on this, the 18th day of MARCH, 2020, personally appeared RENEE REYNA, known to me, who identified herself/himself to be the MANAGING PARALEGAL 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: 02/04/2024

TIFFANY ANTHONY
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 20-00955

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

Carrington Foreclosure Services, LLC

P.O. Box 3309

Anaheim, California 92803

For Sale Information: (888) 313-1969

For Reinstatement Requests: 1-866-874-5860

Pay Off Requests: 1-800-561-4567

TS#: 20-24787

FILED



2020 APR 30 AM 11:39

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/28/2006, BELINDA TENNISON, A SINGLE WOMAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of KENNETH J. WELESKI, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR AEGIS FUNDING CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$125,100.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR AEGIS FUNDING CORPORATION, which Deed of Trust is Recorded on 8/7/2006 as Volume 200600288366, Book , Page , in Dallas County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

BEING LOT 10, IN BLOCK C, OF PARKCHASE, PHASE ONE, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2001115, PAGE 4 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Commonly known as: **3106 SANDHURST DR, MESQUITE, TX 75181**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Kathy Arrington** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2007-RFC1 Asset-Backed Pass-Through Certificates**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **7/7/2020 at 1:00 PM**, or no later than three (3) hours after such time, in **Dallas County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **the outside area on the north side of the George Allen Courts Building facing Commerce Street**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



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If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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.

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.

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.

WITNESS, my hand this 4/28/2020

WITNESS, my hand this April 29, 2020

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

Shelley Ortolani

By: Substitute Trustee(s)
Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Michelle Schwartz, Guy
Wiggs, David Stockman, Brenda Wiggs, Denise
Boerner, Donna Stockman, Tim Lewis, Kathy
Arrington
C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

FILED

2020 MAY 28 AM 10:14

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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: Codrill & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 18, 2008 and recorded under Clerk's File No. 20080241305, in the real property records of DALLAS County Texas, with Gloria Sandel Avila and Larry Avila as Grantor(s) and Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Bank, FSB, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Gloria Sandel Avila and Larry Avila securing payment of the indebtedness in the original principal amount of \$242,964.00 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 Gloria Sandel Avila. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust 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. Selene Finance LP is acting as the Mortgage Servicer for the Mortgagee. Selene Finance LP, is representing the Mortgagee, whose address is: 9990 Richmond Avenue, Suite 400S, Houston, TX 77042-4546.

Legal Description:

LOT 32, BLOCK V, FALCON'S LAIR-PHASE 3B, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 428357, PAGE 2006, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 07/07/2020

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.

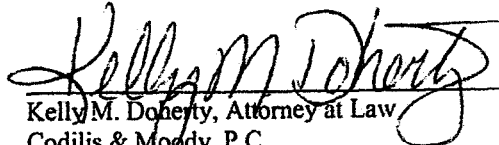


The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee 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, Robert Ortolani, Michele Hreha, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Donna Stockman, Tim Lewis, Michelle Schwartz, Francesca Ortolani, Kathy Arrington, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, 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.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200


Kelly M. Doherty, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

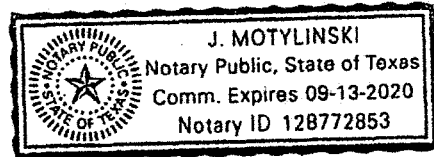
STATE OF TEXAS

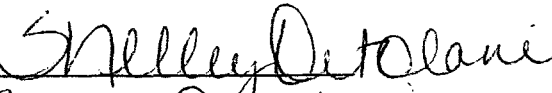
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Kelly M. Doherty as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 27th day of May, 2020.


Notary Public Signature



Posted and filed by: 
Printed Name: Shelley Ortolani

C&M No. 44-19-1438

SELECT PORTFOLIO SERVICING, INC. (SPS)
ANDERSON, CHARLES A. AND TAMMY L.
1118 THISTLE DRIVE, MESQUITE, TX 75149

CONVENTIONAL
Firm File Number: 13-011392

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 24, 2006, CHARLES A. ANDERSON AND TAMMY L. ANDERSON, as Grantor(s), executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to HOME123 CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 200600186545, to which reference is herein made for all purposes.

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;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 7, 2020** 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 said Real Estate in the area designated by the Commissioners Court, of **Dallas** 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 53, BLOCK C, OF REPLAT OF MEADOWCREEK ADDITION PHASE I-B, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 83221, PAGE 3884, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 1118 THISTLE DRIVE
MESQUITE, TX 75149
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006 HE5
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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.


SUBSTITUTE TRUSTEE
John Beazley, Rick Montgomery, Aaron Parker, Logan Thomas, Wendy Lambert, Phillip Pierceall, Brent Graves, Terry Waters, Clay Golden, Cary Corenblum, Shawn Schiller, Matthew Hansen, Michelle Schwartz, Guy Wiggs, Russell Stockman, Tim Lewis, Shelley Ortolani or Michele Hreha or Mary Mancuso or Francesca Ortolani
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

2020 MAY 21 AM 10:12
JOHN F. WARDEN
COUNTY CLERK
DALLAS COUNTY
BY _____

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 military service to the sender of this notice immediately.

Place: At the area designated by the Commissioners Court of DALLAS County, Texas pursuant to Section 51.002 of the Texas Property Code, or if no such location is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Substitute Trustees' Sale has been posted.

Please be advised that the sale may be performed by any of the Co-Substitute Trustees without the necessity of the joinder of any other Co-Substitute Trustee, and such action shall have the same force and effect as if all the Co-Substitute Trustees joined therein.

The Deed of Trust permits Veritex Community Bank to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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 Veritex Community Bank 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.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but 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.

Pursuant to the Deed of Trust, Veritex Community Bank has the right to direct the Substitute 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.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such

further conditions shall be announced before bidding is opened for the first sale of the day held by any Substitute Trustee.

3. Type of Sale. The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and the laws of the State of Texas.

4. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described including, but not limited to, the Note.

5. The Property. The Property is described as follows:

All that certain real property, improvements, fixtures, appurtenances, personal property and other real and personal property described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

WITNESS MY HAND as of the 5th day of June, 2020.



Matthew B. Glenn, Co-Substitute Trustee
State Bar No.: 24083077
D. Woodard Glenn, P.C.
8214 Westchester Drive, Suite 740
Dallas, TX 75225
(214) 871-9333 Telephone
(214) 871-7131 Facsimile

EXHIBIT A

Legal description of land:

TRACT 1 - FEE SIMPLE

ALL THAT CERTAIN 1.244 ACRES OF LAND, WHICH IS LOT 2, BLOCK B, MESQUITE COMMONS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2001094, PAGE 2151, IN THE MAP RECORDS OF DALLAS COUNTY, TEXAS, IN THE DANIEL TANNER LEAGUE SURVEY, A-1462, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CHISELED "X" IN CONCRETE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO AN ANGLE CORNER OF LOT 4, OF SAID BLOCK B, IN THE WEST RIGHT-OF-WAY LINE OF LYNDON B. JOHNSON FREEWAY - INTERSTATE 635 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 23° 26' 32" EAST - 262.79' ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LYNDON B. JOHNSON FREEWAY, TO A CHISELED "X" IN CONCRETE FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHEAST CORNER OF LOT 3, OF SAID BLOCK B;

THENCE ALONG THE COMMON BOUNDARY OF SAID LOT 2 AND LOT 3 THE FOLLOWING COURSES:

SOUTH 67° 37' 20" WEST - 61.48' TO A CHISELED "X" IN CONCRETE FOUND FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09° 13' 19", A RADIUS OF 135.00', AND A CHORD BEARING AND DISTANCE OF SOUTH 72° 14' 00" WEST - 21.71';

ALONG SAID CURVE TO THE RIGHT, IN A SOUTHWESTERLY DIRECTION, AN ARC DISTANCE OF 21.73' TO A CHISELED "X" IN CONCRETE FOUND FOR THE END OF CURVE;

SOUTH 76° 50' 38" WEST - 125.93' TO A CHISELED "X" IN CONCRETE SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHWEST CORNER OF AFORESAID LOT 3, IN THE EAST LINE OF AFORESAID LOT 4, WHICH IS A POINT ON A CURVE TO THE LEFT, HAVING A CENTER ANGLE OF 23° 37' 37" A RADIUS OF 583.71', AND A CHORD BEARING AND DISTANCE OF NORTH 30° 50' 09" WEST - 239.01';

THENCE ALONG THE COMMON BOUNDARY OF SAID LOT 2 AND LOT 4 THE FOLLOWING COURSES:

ALONG SAID CURVE TO THE LEFT, IN A NORTHWESTERLY DIRECTION, AN ARC DISTANCE OF 240.71' TO A CHISELED "X" IN CONCRETE FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIPTION;

NORTH 66° 33' 28" EAST - 237.73' TO THE POINT OF BEGINNING AND CONTAINING 1.244 ACRES (54,185 SQUARE FEET) OF LAND.

TRACT 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER AND ACROSS THE COMMON AREAS AND THE COMMON CURB CUTS, ROADWAYS, DRIVEWAYS, AISLES, WALKWAYS AND

SIDEWALKS LOCATED ON THE LANDHOLDER'S PARCEL; AND EASEMENT IN, TO, OVER, UNDER AND ACROSS THE COMMON AREAS LOCATED ON THE LANDHOLDER'S PARCEL FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENTS, REMOVAL AND RELOCATION OF UTILITY LINES; ALL AS DEFINED IN AND CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AND OPERATION AGREEMENT BY AND BETWEEN DALMAC-CENTRE MESQUITE COMMONS, LTD., A TEXAS LIMITED PARTNERSHIP, AND HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, DATED 08/01/2000, FILED 08/10/2000, RECORDED IN VOLUME 2000155, PAGE 3358, DEED RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 3:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE TXU RIGHT OF WAY AS DEFINED IN AND CREATED BY THAT CERTAIN EASEMENT AND RIGHT OF WAY EXECUTED BY TXU ELECTRIC COMPANY, A TEXAS CORPORATION, AND DALMAC-CENTRE MESQUITE COMMONS, LTD., A TEXAS LIMITED PARTNERSHIP, DATED 03/24/2000, FILED 05/03/2000, RECORDED IN VOLUME 2000087, PAGE 563, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND NON-EXCLUSIVE ASSIGNMENT OF EASEMENT RIGHTS BY AND BETWEEN DALMAC-CENTRE MESQUITE COMMONS, LTD., A TEXAS LIMITED PARTNERSHIP, AND HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, DATED 08/01/2000, FILED 08/10/2000, RECORDED IN VOLUME 2000155, PAGE 3297, DEED RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 4:

NON-EXCLUSIVE EASEMENTS AS DEFINED IN AND CREATED BY THAT CERTAIN RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT EXECUTED BY AND BETWEEN HORIZONS LAND COMPANY, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, AND HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, DATED 08/03/2001, FILED 08/09/2001, RECORDED IN VOLUME 2001155, PAGE 5929, DEED RECORDS OF DALLAS COUNTY, TEXAS.