

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Promissory Note:

The following promissory note:

Date: July 20, 2021
Lender: First Financial Bank
Borrower: Christopher Jones
Original Principal Amount: \$175,000.00

Deed of Trust:

Date: July 20, 2021
Grantor(s): Christopher Jones and Tammi Jones
Trustee: Marcus Channing Morris
Recorded in: Clerk's File, Instrument No. 202100216771, Official Records of Dallas County, Texas

Property:

Lot 15, in Block A, of Final Plat Stoney Creek Phase 1B, in the Town of Sunnyvale, Dallas County, Texas, according to the plat thereof recorded under Clerk's File No(s). 2018-044538, Map Records, Dallas County, Texas, commonly known as 378 Arbor Mill Ct., Sunnyvale, Texas 75182 (the "Property"); together with all rights, easements, and all improvements, structures, fixtures and replacements being a part of said Property and subject to the Leasehold Deed of Trust.

Present Owner of Note and Beneficiary under Deed of Trust:

First Financial Bank

FILED
2025 JUN 10 AM 10:17
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS
BY _____ DEPUTY

Information regarding the public sale to be held:

Substitute
Trustee: Joseph D. Austin
Kelly Hart & Hallman, LLP
201 Main Street, Suite 2500
Fort Worth, Texas 76012
Email: Joseph.Austin@KellyHart.com
Telephone: 817-878-3521

Appointed by written instrument, executed by First Financial Bank, and recorded or to be recorded in the Official Records of Dallas County, Texas.

Date of
Sale: July 1, 2025, being the first Tuesday in said month.


Time of
Sale: The earliest time at which the sale will occur is 10:30 a.m., Dallas County, Texas, local time, but in no event later than 3 hours thereafter.

Place of
Sale: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted in such County).

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, First Financial Bank appointed the Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, the Substitute Trustee identified above will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas. The purchase price is due and payable without delay.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither the Substitute Trustee nor First Financial Bank, makes any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.


Substitute Trustee, Joseph D. Austin