

FILED

Notice of Substitute Trustee's Sale

Date: June 6, 2025

2025 JUN -9 AM 11:22

Trustee: Robert Martin

Mortgagee: Hannah Funding LLC.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Note: Note, dated Note April 14th, 2022 in the amount of \$200,000.00.

Deed of Trust

Date: April 14th, 2022

Grantor: Victor Bernal/Christine Delgado

Mortgagee: Hannah Funding LLC

Recording information: Document Instrument # 202200104656 of the Official Public Records of Dallas County, Texas

Property: Lot 3, and the South 14 feet of Lot 4 in Block A of the H. A. RUMSFELT ADDITIONSUBDIVISION, a subdivision to the City of Wilmer, Dallas County, Texas according to the map/plat thereof, recorded in Volume 1, Page 525, Map Records of Dallas County, Texas. More commonly known as 413 Summers Street, Wilmer, Texas 75152.

County: Dallas

Trustee's/Substitute Trustee's Name/Address: Robert Martin-P.O. Box 1671, DeSoto, Texas 75123

Date of Sale (first Tuesday of month): July 1st, 2025

Time of Sale: 10:00 am

Place of Sale: On the North Side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas facing Commerce Street below the overhang or as designated by the Dallas County Commissioners.

Mortgagee has appointed Robert Martin as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS". The sale will begin at the Time of Sale or not later than three hours hereafter.

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 the 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

Robert Martin *RM*

Robert Martin, Substitute Trustee(469) 435-0583