

FILED

2025 MAY 13 PM 2:40

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by that one certain Commercial Real Estate Deed of Trust dated October 24, 2014, and recorded as Instrument No. 201400276031, Official Public Records, Dallas County, Texas (the "Deed of Trust"), Adarrien L. Ware ("Grantor"), conveyed to Jeff Frazier, Trustee ("Trustee") for the benefit of Vintage Bank ("Original Beneficiary"), the real property situated in Dallas County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Commercial Promissory Note dated October 24, 2014, in the original principal amount of \$148,750.00, executed by Grantor and made payable to the order of Original Beneficiary (the "Note"); and

WHEREAS, the terms and conditions of the Note and Deed of Trust were modified and extended pursuant to that certain Promissory Note-Renewal Note dated October 24, 2017, and that certain Modification of Deed of Trust dated October 24, 2017, recorded as Instrument No. 201800024735, Official Public Records, Dallas County, Texas, and that certain Promissory Note-Renewal Note dated October 24, 2020, and that certain Modification of Deed of Trust dated October 24, 2020, recorded as Instrument No. 202100004859, Official Public Records, Dallas County, Texas; and

WHEREAS, InterBank ("Current Beneficiary") is the successor-in-interest to Original Beneficiary, and Current Beneficiary is the current owner and holder of the Note and Deed of Trust; and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Jeff Frazier, Trustee in the aforesaid Deed of Trust and all other trustees, were removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad were appointed as Substitute Trustee in the place and stead of the said Jeff Frazier, said removal and appointment being in the manner

authorized by the Deed of Trust; and

WHEREAS, Current Beneficiary, the current owner and holder of said indebtedness and the current lender and beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, the 3rd day of June, 2025**, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Aimee E. Marcotte or Cheyenne A. Haddad will sell the Property at public auction at the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202 on the north side of the building facing Commerce Street below the overhang or in the area designated by the Dallas County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Current Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. **Said sale will begin no earlier than 1:00 P.M and no later than three hours after that time.**


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.

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 13th day of May, 2025.

SUBSTITUTE TRUSTEE:

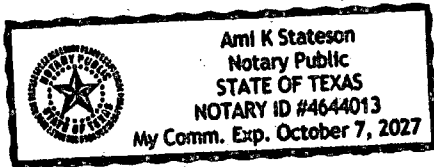

Matthew T. Taplett

STATE OF TEXAS

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§

COUNTY OF TARRANT

This instrument was acknowledged before me on the 13th day of May 2025, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Ami K Stateson

Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE
NUMBER OF MORTGAGEE:**

InterBank
c/o Pam Underwood
300 N. Hwy 77
Waxahachie, TX 75165
(972) 935-5211

**NAME, ADDRESS AND PHONE
NUMBER OF SUBSTITUTE
TRUSTEE:**

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy L. Harmon
Aimee E. Marcotte
Cheyenne A. Haddad
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

Exhibit A

Tract One:

Being a tract of land in the J. Porter Survey, Abstract No. 1129, City of Desoto, Dallas County, Texas and being a part of Lot 5, Block A, of Willow Run Addition, an Addition to the City of Desoto, Dallas County, Texas as recorded in Volume 12, Page 289 of the Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the North line of Willow Run Road (50 foot right of way) and being the East, 117.00 feet from the Southwest corner of said Lot 5;

THENCE North 00 degrees 02 minutes West, leaving the said North line of Willow Run Road, a distance of 100.00 feet to an iron rod set for corner;

THENCE East along the said North line of Lot 5, a distance of 110.00 feet to an iron rod set for corner;

THENCE South 00 degrees 02 minutes East, leaving the said North line of Lot 5, a distance of 100.00 feet to an iron rod set for corner in the said North line of Willow Run Road;

THENCE West along said North line of Willow Run, a distance of 110.00 feet to the POINT of BEGINNING and containing 0.2525 acres (11,000.00 square feet) of land, more or less.

Tract Two:

Being Lot 5, Block A of Willow Run Addition, an Addition to the City of Desoto, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 12, Page 289, Map Records, Dallas County, Texas.

Save and Except that part of Lot 5 in Right of Way Deed to the State of Texas for highway purposes, dated March 1, 1955, filed June 8, 1955, recorded in Volume 4278, Page 1, Deed Records, Dallas County, Texas and SAVE AND EXCEPT the West 117 feet thereof.

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 ("Property") to be sold is described as follows:

The real property located at 1400 North Hampton Road, Desoto, Dallas County, Texas 75115, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the deed of trust described more fully as follows:

Deed of Trust dated September 21, 2020, from NEW GREATER GENERATION FAMILY FUNERAL GROUP, LLC, a Texas limited liability company, as grantor, conveying the Property in trust to WILLIAM A. HUNT, JR., as Trustee, for the benefit of FOUNDATION CAPITAL RESOURCES, INC., a Georgia corporation ("Beneficiary"), under Deed of Trust recorded under Clerk's File No. 202000256250, Real Property Records, Dallas County, Texas ("Deed of Trust").

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: **JUNE 3, 2025**

Time: The sale will begin no earlier than **1:00 p.m.** or no later than three hours thereafter.

Place: 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 Commissioners Court

The Beneficiary may 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.

4. *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 the Beneficiary thereunder 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.

Notice of Foreclosure Sale
NEW GREATER GENERATION FAMILY FUNERAL GROUP, LLC, Grantor
FOUNDATION CAPITAL RESOURCES, INC., Beneficiary

Page 1 of 3



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Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately IN CASH if their bid is accepted.

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, the Beneficiary 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 the Substitute Trustee.

5. *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.

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to that promissory note ("Note") dated **September 21, 2020**, in the original principal amount of **TWO MILLION FOUR HUNDRED SEVEN THOUSAND AND NO/100 DOLLARS (\$2,407,000.00)**, executed by **NEW GREATER GENERATION FAMILY FUNERAL GROUP, LLC**, a Texas limited liability company, and payable to the order of **FOUNDATION CAPITAL RESOURCES, INC.**, a Georgia corporation, who is the current owner and holder of the Note and Obligations and are the current Beneficiary under the Deed of Trust.

7. Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, MATTHEW S. RUPLEY and KYLE L. DICKSON** as substitute trustees (each being a "Substitute Trustee") to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Obligations.

8. *Default and Request to Act.* Default has occurred under the Deed of Trust, and although demand was made upon **NEW GREATER GENERATION FAMILY FUNERAL GROUP, LLC**, a Texas limited liability company, the default was not cured, and the Beneficiary has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the Beneficiary may appoint other substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the attention of Substitute Trustee, Matthew S. Rupley, c/o Murray | Lobb, PLLC, at 2200 Space Park Drive, Suite 350, Houston, Texas 77058, phone number (281) 488-0630.

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.

DATED this the 12th day of MAY, 2025.

/s/ Matthew S. Rupley

MATTHEW S. RUPLEY, Substitute Trustee

AFTER RECORDING RETURN TO:

Murray | Lobb, PLLC
2200 Space Park Drive, Suite 350
Houston, Texas 77058
(281) 488-0630

EXHIBIT "A"

Legal Description

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING IN THE CITY OF DESOTO AND IN THE PLEASANT TAYLOR SURVEY, ABSTRACT NO. 1466, AND BEING A PART OF A CALLED 3.52 ACRE TRACT OF LAND DESCRIBED IN VOLUME 89188, PAGE 2635, DEED RECORD, DALLAS COUNTY, TEXAS (DRDCT), AND ALSO BEING ALL OF A CALLED 3.3882 ACRE TRACT OF LAND DESCRIBED IN VOLUME 93063, PAGE 2055, DRDCT, (THE TWO TRACTS BEING CONTIGUOUS AND HEREIN DESCRIBED AS ONE TRACT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" STEEL ROD FOUND IN THE NORTH LINE OF GILBERT AVENUE, (A 60' FEET WIDE CITY STREET), FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAME FOR THE SAID 3.52 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF HAMPTON PLACE ESTATES, 6TH INSTALLMENT (REVISED) AS RECORDED IN VOLUME 72041, PAGE 2407, MAP RECORDS, DALLAS COUNTY, TEXAS, (MRDCT);

THENCE WEST, 537.90 FEET (DEED - SAME BEARING) ALONG THE SOUTH LINE OF THIS TRACT AND THE SAME FOR THE SAID 3.52 ACRE TRACT AND ALONG THE NORTH LINE OF GILBERT AVENUE TO A 1/2" STEEL ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEING IN THE INTERSECTION OF THE NORTH LINE OF GILBERT AVENUE WITH THE EXISTING EAST LINE OF N. HAMPTON ROAD AFTER AN APPARENT 20 FEET WIDE STRIP WAS DEDICATED OFF OF THE WEST SIDE OF THE CALLED 3.52 ACRE TRACT;

THENCE NORTH, (DEED - SAME BEARING, 474.90) ALONG THE EXISTING WEST LINE OF THE 3.52 ACRE TRACT AND ALONG THE EXISTING EAST LINE OF N. HAMPTON ROAD AT APPROXIMATELY 274.70 FEET PASS THE EXISTING NORTHWEST CORNER OF THE CALL 3.52 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID 3.3882 ACRE TRACT, CONTINUING ALONG THE WEST LINE OF THE 3.3882 ACRE TRACT, IN ALL, 474.98 FEET TO 1/2" STEEL ROD SET FOR THE WESTERLY NORTHWEST CORNER OF THIS TRACT AND SAME FOR THE SAID 3.3882 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 0.6118 ACRE (BY CALCULATION) TRACT OF LAND DESCRIBED OF LAND DESCRIBED IN VOLUME 20022391, PAGE 11684, DRDCT;

THENCE EAST, 215.23 FEET (DEED - SAME BEARING, 215.00 FEET) ALONG THE WESTERLY NORTH LINE OF THIS TRACT AND SAME FOR THE SAID 3.3882 ACRE TRACT AND ALONG THE SOUTH LINE OF THE 0.6118 ACRE TRACT TO A 1/2" STEEL ROD FOUND FOR AN INSET CORNER OF THIS TRACT AND SAME FOR THE SAID 3.3882 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF THE CALLED 0.6118 ACRE TRACT,

THENCE NORTH 00° 06' 22" EAST, 124.09 FEET (DEED - NORTH, 123.93 FEET) ALONG THE NORTHERLY WEST LINE OF THIS TRACT AND SAME FOR THE SAID 3.3882 ACRE AND ALONG THE EAST LINE OF THE 0.6118 ACRE TRACT TO A 1/2" STEEL ROD FOUND FOR THE NORTHERLY NORTHWEST CORNER OF THIS TRACT AND SAME FOR THE SAID 3.3882 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THE SAID 0.6118 ACRE TRACT AND WHICH LIES IN THE SOUTH LINE LOT 2 OF HAMPTON CROSSING, A SUBDIVISION RECORDED IN VOLUME 2001066, PAGE 00654, MRDCT;

THENCE SOUTH 89° 51' 52" EAST, 322.45 FEET ALONG THE NORTHERLY NORTH LINE OF THIS TRACT AND SAME FOR THE SAID 3.3882 ACRE TRACT AND ALONG THE SOUTH LINE

OF LOT 2 OF HAMPTON CROSSING TO A 1/2" STEEL ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND SAME FOR THE SAID 3.3882 ACRE TRACT AND BEING THE SOUTHERLY SOUTHEAST CORNER OF THE SAID LOT 2 OF HAMPTON CROSSING AND BEING IN THE WEST LINE OF THE SAID HAMPTON PLACE ESTATES, 6TH INSTALLMENT (REVISED);

THENCE SOUTH, (DEED - RECORD BEARING BASIS, 598.83 FEET) ALONG THE EAST LINE OF THIS TRACT AND SAME FOR THE SAID 3.3882 ACRE TRACT AND ALONG THE WEST LINE OF THE SAID HAMPTON PLACE ESTATES, 6TH INSTALLMENT (REVISED), AT APPROXIMATELY 323.61 FEET PASS THE SOUTHEAST CORNER OF THE SAID 3.3882 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID 3.52 ACRE TRACT, CONTINUING ALONG THE EAST LINE OF THE 3.52 ACRE TRACT, IN ALL, 598.31 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 6.7815 ACRES OR APPROXIMATELY 295,400 SQUARE FEET OF LAND.

Commonly known as 1400 North Hampton Road, DeSoto, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: May 12, 2025

NOTE: Real Estate Note described as follows:

Date: August 9, 2023
Maker: Wildcat Lending Fund One, LP
Payee: One in a Mill LLC
Original Principal Amount: \$308,000.00

DEED OF TRUST:

Date: August 9, 2023
Grantor: One in a Mill LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202300161963 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: One in a Mill LLC

PROPERTY: The real property described as follows:

LOT 7, IN BLOCK 17, OF MEADOWBROOK ESTATES ADDITION, SECOND INSTALLMENT, AN ADDITION TO DESOTO, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 73074, PAGE 2184, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton
4600 Fuller Ave., Suite 400
Irving, Texas 75038

FILED
2025 MAY 13 AM 10:35
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY CHC DEPUTY



4843055

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Date: June 3, 2025

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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.

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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee's sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of May 12, 2025.

A handwritten signature in cursive script, reading "Shelley Ortolani", written in black ink over a horizontal line.

T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Guy Wiggs, David Stockman,
Brenda Wiggs, Donna Stockman, Janet Pinder,
Brandy Bacon, Michelle Schwartz, Jamie Dworsky,
Angela Cooper, Carol Dunmon, Payton Hreha, Jeff
Benton

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

2025 MAY 12 PM 4:39

1233 HIGH BLUFF DRIVE
DESOTO, TX 75115

00000006163182

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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.

1. Date, Time, and Place of Sale.

Date: June 03, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 04, 2003 and recorded in Document VOLUME 2003162, PAGE 26509 AS AFFECTED BY VOLUME 2004077, PAGE 03330 AND LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 200900245173 real property records of DALLAS County, Texas, with KEN EASTERLING AND KIESHA EASTERLING, HUSBAND AND WIFE, grantor(s) and MILITARY MORTGAGE A DBA OF AMERICAN INVESTMENT GROUP, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KEN EASTERLING AND KIESHA EASTERLING, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$240,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

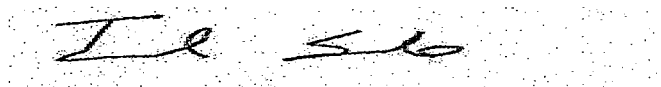
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
2800 TAMARACK ROAD
OWENSBORO, KY 42301



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.

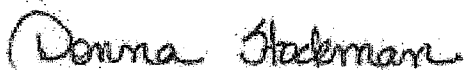
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY FLEMING, ISRAEL SAUCEDO, OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5/12/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 5/12/25

1233 HIGH BLUFF DRIVE
DESOTO, TX 75115

00000006163182

00000006163182

DALLAS

EXHIBIT "A"

BEING LOT 10, IN BLOCK A OF CHURCHILL ESTATES, PHASE I, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2001088, PAGE 86 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.