

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §

COUNTY OF DALLAS §

Date of Posting: May 9th, 2025

Date of Sale: June 3rd, 2025

Grantor/Borrower: Leslie Pickering Jr and Elizabeth Pickering

Grantor's Address: 311 Linklea Duncanville, Texas 75137

Holder: Texas Residential Lending Holdco 2 Notes LLC

Holder's Address: 5477 Glen Lakes Dr., Suite 120, Dallas, TX 75231

Substitute Trustees: Christopher Welsh, Delaney Kampas, Marcus Morriss, and Jacob Westerbeck

Substitute Trustees' Address: 8080 Greenville Ave., Suite 1700 Dallas, TX 75206

Deed of Trust:

Description: The real property records of Dallas County, Texas, electronically recorded on March 3rd, 2006, as Document Number 200600101356.

Instrument Dated: March 9th, 2006

Lender: Citifinancial Inc., as assigned

Trustee: K Kirkpatrick (*see substitute trustee below*)

Secures: Deed of Trust Secured by Homestead in the original principal amount of \$74,512.53, executed by Leslie Pickering Jr and Elizabeth Pickering, Husband and Wife, and payable to the order of Lender.

Assignment: The Note, the liens and security interests of the Deed of Trust were transferred and assigned to Texas Residential Lending Holdco 2 Notes LLC ("Beneficiary") by an

2025 MAY -9 AM 8:22
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY CHS DEPUTY

instrument dated November 16th, 2020, recorded electronically in of the real property records of Dallas County, Texas as Document Number 202100148189 on May 19th, 2021.

Property:

LOT 20, IN BLOCK "J" OF RIVER ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 39, PAGE 67, MAP RECORDS OF DALLAS COUNTY, TEXAS. SEE AGREED RATE REDUCTION RIDER

More commonly known as:

311 Linklea Duncanville, Texas 75137

Foreclosure Sale

Date of Sale:

Tuesday, June 3rd, 2025

Time of Sale:

The sale is conducted on the first Tuesday of every month between the hours of 10:00 AM and 4:00 PM. If the first Tuesday of a month occurs on January 1st or July 4th, the sale will be conducted between 10:00 AM and 4:00 PM on the first Wednesday of the month. The sale will take place according to Dallas County designated as all Foreclosure Postings and Sales will take place on the North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as designated by the County Commissioners.

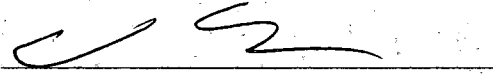
Place of Sale:

George Allen Courts Building, which is located at 600 Commerce St, Dallas, TX 75202 or as designated by the Commissioner's Court.

Holder has appointed Christopher Welsh, Delaney Kampas, Jacob Westerbeck, and Marcus Morriss, each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, OR QUIET ENJOYMENT OR THE LIKE FOR THE PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to

produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 p.m. local time.

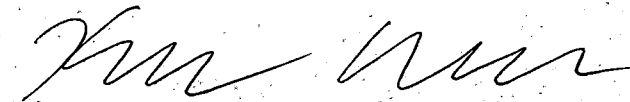
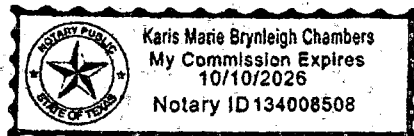


Christopher Welsh, Esq., Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 8th day of May 2025, by Christopher Welsh, Esq., as substitute trustee.

SEAL:



Notary Public, State of Texas

My Commission Expires: 10/10/2026

Printed Name of Notary: Karis Marie Brynleigh Chambers

After recording return to:

Christopher Welsh
Law Offices Welsh and Kampas, PLLC
8080 North Central Expressway Suite 1700
Dallas, TX 75206

330 MEADOWLARK LANE
DUNCANVILLE, TX 75137

00000009744301

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 November 28, 2017 and recorded in Document CLERK'S FILE NO. 201700346512; AS AFFECTED BY INSTRUMENT NO. 202300055667 real property records of DALLAS County, Texas, with MAXIMO PEREZ JR AND SPOUSE PETRA R PEREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MAXIMO PEREZ JR AND SPOUSE PETRA R PEREZ, securing the payment of the indebtednesses in the original principal amount of \$208,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

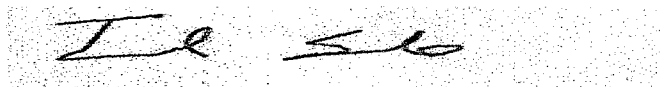
c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361

BY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
2025 MAY -8 AM 11:50



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 ROBERT FORSTER, JEFF 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 5/8/25 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: 5/8/25

330 MEADOWLARK LANE
DUNCANVILLE, TX 75137

00000009744301

00000009744301

DALLAS

EXHIBIT "A"

LOT 34, BLOCK 6, OF THIRD SECTION, SWAN RIDGE ESTATES, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 77125, PAGE 9, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

FILED
2025 MAY -9 AM 10:48
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MM DEPUTY

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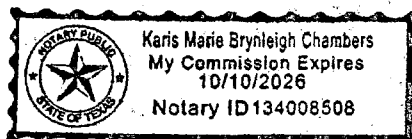
produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 p.m. local time.



Christopher Welsh, Esq., Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 9th day of May 2025, by Christopher Welsh, Esq., as substitute trustee.

SEAL:




Notary Public, State of Texas

My Commission Expires: 10/10/2026

Printed Name of Notary: Karis Marie Brynleigh Chambers

After recording return to:

Christopher Welsh
Law Offices Welsh and Kampas, PLLC
8080 North Central Expressway Suite 1700
Dallas, TX 75206