

2020 MAY -7 PM 12: 20

JOHN E. BROWN  
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.

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

**INFORMATION REGARDING THE SALE:**

**Date of Sale:** Tuesday, June 2, 2020.  
**Time of Sale:** The earliest time at which the sale shall occur is 10 a.m. The sale shall begin at that time or not later than three hours after that time.  
**Place of Sale:** At the place in Dallas County designated by the Commissioner's Court of Dallas County, Texas where foreclosure sales are to take place, to wit: The outside area on the north side of the George L. Allen Sr. Courts building facing Commerce Street, below the building overhang, or as designated by the Commissioner's Court.

**INFORMATION REGARDING THE DEED OF TRUST LIEN:**

**Name of Document:** Deed of Trust and Fixture Filing  
**Date:** October 16, 2018  
**Trustor:** PS 1st Generation Properties, LLC  
**Beneficiary:** Bell Rock Income Fund 1, LLC  
**Trustee:** Kevin J. Allen  
**Recording Information:** Clerk's File No. 201800284198, Official Public Records, Dallas County, Texas  
**Property Description:** Being the West 54.5 feet of Lot 9, and the East 1/2 of Lot 10, Block L, of GRAND PRAIRIE PRIZE ACRES, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat recorded in Volume 15, Page 277 of the Map Records of Dallas County, Texas, together with all buildings, fixtures and other real property improvements located thereon; the benefits and appurtenances on or appertaining to said real property and improvements; and all personal property owned by Trustor and located on said real property (the "Property").

**INFORMATION REGARDING THE DEBT SECURED:**

**Name of Document:** Deed of Trust Note

**Date:** October 16, 2018

**Face Amount:** \$174,000.00

**Original Maker:** PS 1st Generation Properties, LLC

**Original Payee:** Bell Rock Income Fund 1, LLC

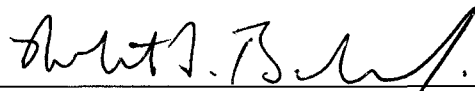
**Owner and Holder of Note and Deed of Trust:** Bell Rock Income Fund 1, LLC

The indebtedness secured by the Deed of Trust matured according to the terms of the Deed of Trust Note and remains unpaid.

The owner and holder of the indebtedness, Bell Rock Income Fund 1, LLC, has requested that I, as Substitute Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Therefore, at the date, time and place set forth above, the undersigned, as Substitute Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on May 4, 2020.



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Robert G. Buchanan, Jr., Substitute Trustee  
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