

FILED

2025 MAY -8 AM 11:06

APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE

WARREN
COUNTY CLERK
DALLAS COUNTY

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT
OF SUBSTITUTE
TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, 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, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE
TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on June 03, 2025 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF The place of the sale shall be: On the north side of the George Allen



SALE: 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 in DALLAS County, Texas or as designated by the County Commissioners.

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 07/10/2013 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER 201300232434 in the real property records of Dallas County Texas, with NERY YOVANI POLANCO AND WIFE, ROSAURA BENAVIDEZ POLANCO as Grantor(s) and THOPPIL INVESTMENT PROPERTIES LLC as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by NERY YOVANI POLANCO AND WIFE, ROSAURA BENAVIDEZ POLANCO securing the payment of the indebtedness in the original principal amount of \$55,900.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by NERY YOVANI POLANCO, ROSAURA BENAVIDEZ POLANCO. THOPPIL INVESTMENT PROPERTIES LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE

SERVICING 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 property securing the above referenced loan. AUGUST REI, LLC is acting as the Mortgage Servicer for THOPPIL INVESTMENT PROPERTIES LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. AUGUST REI, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

THOPPIL INVESTMENT PROPERTIES LLC
c/o AUGUST REI, LLC
PO BOX 496644
GARLAND, TX 75049

LEGAL

DESCRIPTION OF PROPERTY BEING A 0.0975 ACRE (4,247 SQUARE FOOT) TRACT OF LAND SITUATED IN THE EDWARD B. WOOTEN SURVEY, ABSTRACT

TO BE SOLD: NUMBER 1519 IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, BEING PART OF LOT 26, BLOCK A OF PARK SQUARE ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN VOLUME 80219, PAGE 1010, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE COMMON SOUTHWEST CORNER OF SAID LOT 26 AND THE SOUTHEAST CORNER OF LOT 27 OF SAID BLOCK A IN SAID PARK SQUARE ADDITION, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF STONEHENGE DRIVE (HAVING A 50 FOOT RIGHT-OF-WAY)

BEING ALSO NORTH 89 DEGREES 44 MINUTES 17 SECONDS WEST, 379.0 FEET FROM THE WEST RIGHT-OF-WAY LINE OF FERNDAL LANE (HAVING A 50 FOOT RIGHT-OF-WAY); THENCE NORTH 00 DEGREES 15 MINUTES 43 SECONDS EAST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID STONEHENGE DRIVE AND WITH THE COMMON WEST LINE OF SAID LOT 26 AND EAST LINE OF SAID LOT 27, A DISTANCE OF 137.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON NORTHWEST CORNER OF SAID LOT 26 AND THE NORTHEAST CORNER OF SAID LOT 27 AND IN THE SOUTH RIGHT-OF-WAY OF A 20 FOOT ALLEY;

THENCE SOUTH 89 DEGREES 44 MINUTES 17 SECONDS EAST, WITH COMMON NORTH LINE OF SAID LOT 26 AND THE SOUTH RIGHT-OF-WAY OF SAID ALLEY, A DISTANCE OF 32.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER BEING NORTH 89 DEGREES 44 MINUTES 17 SECONDS WEST, 31.0 FEET FROM THE NORTHEAST CORNER OF SAID LOT 26;

THENCE SOUTH 00 DEGREES 15 MINUTES 43 SECONDS WEST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY AND NORTH LINE OF SAID LOT 26, A DISTANCE OF 137.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID STONEHENGE DRIVE;

THENCE NORTH 89 DEGREES 44 MINUTES 17 SECONDS WEST, WITH THE COMMON SOUTH LINE OF SAID LOT 26 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STONEHENGE DRIVE, A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT CONTAINING 0.0975 ACRE (4,247 SQUARE FEET) OF LAND, MORE OR LESS (the "Property")

REPORTED

PROPERTY 624 STONEHENGE DR, GRAND PRAIRIE, TX 75052

ADDRESS:

TERMS OF The Substitute Trustee will sell the Property by public auction at the place
SALE: and date specified herein.

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 and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer 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.

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 will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. 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 priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to

purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

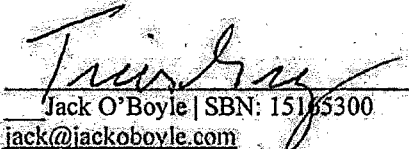
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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 refiling may be after the date originally scheduled for this 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.

Signed on the 5 day of May, 2025.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC


Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com

☒ Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

☐ Chris Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Dallas County Clerk and caused to be posted at the Dallas County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____