

**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 OR 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 to be sold is described as follows: BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE YOUNG E. RUSSELL SURVEY, ABSTRACT NO. 1230, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH PIPE FOUND IN THE WEST RIGHT-OF-WAY LINE OF ETAIN ROAD, THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF ETAIN ROAD WITH THE NORTH LINE OF SAID RUSSELL SURVEY;

THENCE SOUTH 00 DEGREES 22 MINUTES 00 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF ETAIN ROAD, A DISTANCE OF 147.60 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 07 MINUTES 07 SECONDS WEST, A DISTANCE OF 248.60 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEGREES 21 MINUTES 49 SECONDS WEST, A DISTANCE OF 151.70 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 54 MINUTES 01 SECOND EAST, A DISTANCE OF 248.60 FEET TO THE POINT OF BEGINNING AND CONTINUING 37.182.9385 SQUARE FEET OR 0.8536 ACRES OF LAND, MORE OR LESS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/30/2015 and recorded in Document 201500318266 real property records of Dallas County, Texas.

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

Date: 06/03/2025

Time: 10:00 AM

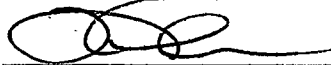
Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the 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.

**5. Obligations Secured.** The Deed of Trust executed by JEFFERSON BRAGA AND SOUKAINA ERRIDI, provides that it secures the payment of the indebtedness in the original principal amount of \$519,860.40, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEVON BANK is the current mortgagee of the note and deed of trust and DEVON BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEVON BANK c/o DEVON BANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047-8945 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 4/3/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

FILED  
2025 APR -3 AM 11:56  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY MH DEPUTY