

Notice of Substitute Trustee's Sale

FILED

Date: May 12, 2025 2025 MAY 13 PM 12:06

Borrower(s): Robert Brooks Shankle, an individual
and Hannah Shankle, an individual
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY CR DEPUTY

Borrower(s) Address(es): 3724 Villanova Street
Dallas, Texas 75225

Holder of the Note and Deed of Trust: SNFT 1, LLC – Villanova Series, a Texas series limited liability company

Holder of the Note and Deed of Trust Address: 3804 Amherst Ave
Dallas, Texas 75225

Note: Note dated as of March 1, 2024, executed by SNFT 1, LLC, a Texas series limited liability company, one the one hand and ROBERT BROOKS SHANKLE, an individual and HANNAH SHANKLE, an individual on the other

Indebtedness Secured: \$5,500,000.00

Deed of Trust

Title: Deed of Trust

Date: March 1, 2024

Borrower(s): Robert Brooks Shankle, an individual;
and Hannah Shankle, an individual

Lender: SNFT 1, LLC – Villanova Series, a Texas series limited liability company

Recording Information: Document Number 202400044557, in the official public records of Dallas County, Texas

Property: The Property described on Exhibit A, attached hereto and made part hereof, together with all the improvements then, now, or hereafter erected on the property, and all easements, appurtenances, and fixtures, then, now, or hereafter a part of the Property, and including all replacements and additions

County: Dallas County, Texas

Substitute Trustee(s): David Garvin, and/or Jeff Benton, and/or David Stockman, and/or Donna Stockman, and/or Angela Cooper, and/or Kelly Goddard

Substitute Trustee's(s') Address: c/o Foreclosure Services, LLC
8101 Boat Club Road, Suite 320

Fort Worth, Texas 76179
(817) 236-0064

Date of Sale: June 3, 2025

Time of Sale: The earliest time at which the sale shall occur is 11:00 o'clock a.m. The sale shall begin at that time or not later than three hours after that time.

Place of Sale: The North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as designated by the County Commissioners where foreclosure sales are to take place.

Holder of the Note and Deed of Trust has appointed the Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with the Texas Property Code. Default has occurred under the provisions of the Deed of Trust and the indebtedness evidenced by the Note and Deed of Trust is now wholly due. Holder of the Note and Deed of Trust has instructed the Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.


The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder of the Note and Deed of Trust's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Holder of the Note and Deed of Trust's rights and remedies under the Deed of Trust and the Texas Business and Commerce Code.

Notice is given that on the Date of Sale, the Substitute Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code, and subject to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which have equal or superior priority to the lien and security interest created by the Deed of Trust. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder of the Note and Deed of Trust may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his or her option, postpone the sale for a reasonable time to permit the highest bidder (it other than Holder of the Note and Deed of Trust) 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.

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.

This Notice of Foreclosure Sale supersedes any prior notice of foreclosure sale.

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of May 13,
2025.



David Garvin, Substitute Trustee

EXHIBIT "A"

Property Description

That property located in the County of Dallas, which currently has the address of 3724 Villanova Street, Dallas, Texas 75225 and described as:

Being Lot 1A, Block 69, of University Heights, Seventh Section, an Addition to the City of University Park, Dallas County, Texas, according to the Map or Plat thereof, recorded in Instrument No. 202200075404, Official Public Records, Dallas County, Texas.