

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 02/13/2007
Grantor(s): KERRY P. GRAY SEPARATED
SALLY GRAY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR CTX MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND
ASSIGNS
Original Principal: \$309,600.00
Recording Information: Instrument 20070063559
Property County: Dallas
Property: (See Attached Exhibit "A")
Reported Address: 15806 BREEDLOVE PLACE, ADDISON, TX 75001-6334

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of March, 2026
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN
COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in
Dallas County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated
by the Dallas County Commissioner's Court, at the area most recently designated by the
Dallas County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED
2026 FEB -9 PM 2:28
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded 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.

By: _____

Exhibit "A"

UNIT 133, BUILDING 16, THE TOWNHOMES OF DISTRICT A, A CONDOMINIUM COMMUNITY TO THE TOWN OF ADDISON, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON AREAS AS DEFINED IN THE CONDOMINIUM DECLARATION THEREOF RECORDED IN VOLUME 2005082, PAGE 49, DEED RECORDS, DALLAS COUNTY, TEXAS; TOGETHER WITH AMENDMENT OF ANNEXATION OF PHASE 2, RECORDED IN VOLUME 2005121, PAGE 3, DEED RECORDS, DALLAS COUNTY, TEXAS; TOGETHER WITH AMENDMENT OF ANNEXATION OF PHASE 3, RECORDED IN VOLUME 2005179, PAGE 276, DEED RECORDS, DALLAS COUNTY, TEXAS; TOGETHER WITH AMENDMENT OF ANNEXATION OF PHASE 4, RECORDED IN CLERK'S FILE NO. 200503609607, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; TOGETHER WITH AMENDMENT OF ANNEXATION OF PHASE 5, RECORDED IN CLERK'S FILE NO. 200600082461, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; TOGETHER WITH AMENDMENT OF ANNEXATION OF PHASE 6, RECORDED IN CLERK'S FILE NO. 200600137749, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; TOGETHER WITH AMENDMENT OF ANNEXATION OF PHASE 7, RECORDED IN CLERK'S FILE NO. 200600291966, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, RE-RECORDED IN CLERK'S FILE NO. 200600307576, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; TOGETHER WITH AMENDMENT OF ANNEXATION OF PHASE 8, RECORDED IN CLERK'S FILE NO. 200600350427, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND TOGETHER WITH AMENDMENT OF ANNEXATION OF PHASE 9, RECORDED IN CLERK'S FILE NO. 20070027094, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254