

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 OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF DALLAS

§

§

Date: February 12, 2024

Borrower: CMP I Irving Owner LLC

Borrower's Address: c/o Highgate Capital Investments, LP
870 Seventh Avenue, 2nd Floor
New York, NY 10019

Holder: CBM Portfolio – 10192269 LLC

Holder's Address: c/o KeyBank National Association
8117 Preston Road, Suite 400
Dallas, Texas 75225

Substitute Trustee: James L. Hollerbach, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

Deed of Trust: Fee and Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing

Date: July 9, 2018

Grantor: CMP I Irving Owner LLC

Original Lender: Barclays Bank PLC; Morgan Stanley Bank, N.A

FILED
2024 FEB 13 AM 10:52
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Trustee:	Peter S. Graf
Secures:	Replacement, Amended and Restated Promissory Note A-1, dated as of July 9, 2018, in the Original Principal Amount of \$290,500,000.00, executed by Grantor, payable to Original Lender, presently owned and held by Holder; and Replacement, Amended and Restated Promissory Note A-2, dated as of July 9, 2018, in the Original Principal Amount of \$124,500,000.00, executed by Grantor, payable to Original Lender, presently owned and held by Holder (collectively, as amended, restated, placed, supplemented, renewed, extended, or otherwise modified from time to time, the "Note").
Recording:	Recorded in the Official Public Records of Dallas County, Texas (the "Records") as Instrument Number 201800186931.
Assignment from Original Lender to Morgan Stanley Mortgage Capital Holdings LLC ("Morgan Stanley Capital"):	Evidenced by that certain Assignment of Fee and Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded on October 17, 2018, in the Records as Instrument Number 201800277918.
Assignment from Morgan Stanley Capital to Wells Fargo Bank, National Association, as Trustee for the benefit of Holders of BBCMS Trust 2018-CBM, Commercial Mortgage Pass-Through Certificates, Series 2018-CBM ("Wells Fargo"):	Evidenced by that certain Assignment of Fee and Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded on October 17, 2018, in the Records as Instrument No. 201800277919.
Assignment from Wells Fargo to CBM Portfolio – 10192269 LLC (the "Holder"):	Evidenced by that certain Assignment of Fee and Leasehold Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded on January 26, 2024, in the Records as Instrument No. 202400016323.

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: Tuesday, March 5, 2024

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale: **NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

Holder has appointed James L. Hollerbach, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the

indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) 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 1:00 P.M. local time.

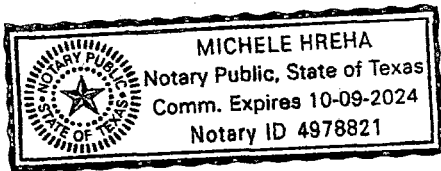
[signature on following page]

Shelley Otolani
Shelley Otolani Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Subscribed and sworn to before me on this 12 day of February 2024.

[SEAL]



Michele Hreha
Notary Public, State of Texas

My Commission expires:
10-9-2024

After recording return to:

Adam Rayford
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

EXHIBIT A

BEING a tract of land out of the E. J. Goodwin Survey, Abstract No. 538, Dallas County, Texas and being within the boundaries of a plat of right of way and Easement only of Las Colinas Sector XII, Walnut Hill Business Park, Phase I, an Addition to the City of Irving, Texas as recorded in Volume 78192, Page 0001 of the Map Records of Dallas County, Texas and being all of Walnut Hill Business Park Sector XII, Thirtieth Installment, and addition to the City of Irving, Texas as recorded in Volume 85116, Page 1467 of the Map Records of Dallas County, Texas, said tract being more particularly described as follows:

COMMENCING at the point of intersection of the North right of way line of Walnut Hill Lane (110 feet wide) and the West right of way line of Executive Drive (60 feet wide);

THENCE North 89 degrees 53 minutes 40 seconds West, along the above said North line of Walnut Hill Lane 40.00 feet to a 1/2 inch iron rod found for the POINT OF BEGINNING;

THENCE North 89 degrees 53 minutes 40 seconds West, continuing along the above said North line of Walnut Hill Lane, 367.91 feet to a 1/2 inch iron rod found for a corner;

THENCE North 44 degrees 53 minutes 40 seconds West, along a cut back line, 56.57 feet to a 1/2 inch iron rod found for a corner in the East right of way line of Executive Circle (60 feet wide);

THENCE North 00 degrees 06 minutes 20 seconds East, along the above said East line of Executive Circle, 66.80 feet to the beginning of a circular curve to the right having a radius of 328.10 feet;

THENCE Northeasterly to Southeasterly, continuing along the above said Easterly line of Executive Circle and with above said circular curve to the right through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 515.38 feet to a 1/2 inch iron rod found for the point of tangency;

THENCE South 89 degrees 53 minutes 40 seconds East, continuing along the Southerly line of above said Executive Circle, 79.81 feet to a 1/2 inch iron rod found for a corner;

THENCE South 44 degrees 53 minutes 40 seconds East, along a cutback line, 56.57 feet to a 1/2 inch iron rod found for a corner in the above referenced West line of Executive Drive;

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2024 FEB -8 PM 1:56

DALLAS County

Deed of Trust Dated: July 31, 2018

Amount: \$541,406.14

Grantor(s): JEFFERSON BRAGA and SOUKAINA ERRIDI

Original Mortgagee: DEVON BANK

Current Mortgagee: DEVON BANK

Mortgagee Address: DEVON BANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 201800210542

Legal Description: BEING LOT 1, BLOCK A, LOUVIERE ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT VOLUME 2005032, PAGE 98, OF THE PUBLIC RECORDS OF THE CITY OF IRVING IN DALLAS COUNTY, TEXAS.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Date of Sale: March 5, 2024 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JOHN BEAZLEY OR LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, JOSHUA SANDERS, RAMIRO CUEVAS, MATTHEW HANSEN, WESLEY FOWLER-WILLIAMS, MICHELLE SCHWARTZ, GUY WIGGS, TIM LEWIS, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, JOHN PHILLIP MARQUEZ, JANET PINDER, JAMIE DWORSKY, BRANDY BACON, KATHY ARRINGTON, CAROL DUNMON, JANE KLINE, PAYTON HREHA OR CHASITY LEWALLEN, BRUCE MILLER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

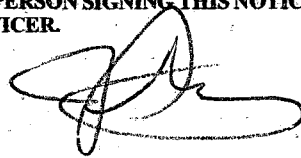
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-005323



Printed Name: _____

JOHN PHILLIP MARQUEZ

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

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: January 29, 2007
Grantor(s): Chesley Bradley, a single person
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for First National Bank of Arizona
Original Principal: \$20,100.00
Recording Information: 20070040754
Property County: Dallas
Property: LOT 12, BLOCK F, OF SENTER PARK ANNEX, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 137, PLAT RECORDS, DALLAS COUNTY, TEXAS.
Property Address: 804 Rindie Street
Irving, TX 75060

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: TRANSAM HOLDINGS LLC
Mortgage Servicer: Agile Asset Management
Mortgage Servicer Address: 139 Fulton Street
Suite 809
New York, NY 10038

SALE INFORMATION:

Date of Sale: March 5, 2024
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha, or Chasity Lewallen, Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2024 FEB -8 AM 11:19

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Paige Jones

CERTIFICATE OF POSTING

My name is _____, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on _____, I filed at the office of the Dallas County Clerk to be posted at the Dallas County courthouse this notice of sale.

Declarant's Name: _____

Date: _____

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

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.

1. Date, Time, and Place of Sale.

Date: 03/05/2024

Time: Between 10:00 AM to 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Dallas County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/04/2019 and recorded in the real property records of Dallas County, TX, and is recorded under Clerk's File/Instrument Number 201900268160, with Warren Umanos and Esther Umanos, Grantors, and Mortgage Electronic Registration Systems, Inc., as nominee for LeaderOne Financial Corporation, Mortgagee, to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Warren Umanos and Esther Umanos, securing the payment of the indebtedness in the original amount of \$240,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals, and extensions of the promissory note. Wells Fargo Bank, N.A., is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 7, BLOCK "C", BLAYLOCK ADDITION NO. 3, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 43, PAGE 205, MAP RECORDS, DALLAS COUNTY, TEXAS.

BY _____
DEPUTY

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

2024 FEB -8 AM 11:18

FILED

6. **Mortgage Servicer 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd
Fort Mill, SC 29715



SUBSTITUTE TRUSTEE

Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper OR Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen OR AUCTION.COM OR John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams or Kirk Schwartz, Candace Sissac c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under 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 this notice of sale.

Declarants Name: _____
Date: _____

2716 BRIDGE LAKE DRIVE
IRVING, TX 75060

FILED
2024 FEB -8 AM 8:05
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
00000009968819
BY _____ DEPUTY

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.

1. Date, Time, and Place of Sale.

Date: March 05, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 26, 2017 and recorded in Document INSTRUMENT NO. 201700306162, AS AFFECTED BY MODIFICATION INSTRUMENT NO. 202200075111 real property records of DALLAS County, Texas, with BEATRICE HIGH, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BEATRICE HIGH, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$174,775.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer 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 lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

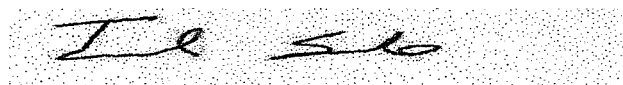


2716 BRIDGE LAKE DRIVE
IRVING, TX 75060

00000009968819

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.

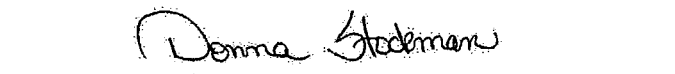
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY FLEMING, ISRAEL SAUCEDO, OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 02/08/24 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 02/08/24

2716 BRIDGE LAKE DRIVE
IRVING, TX 75060

00000009968819

00000009968819

DALLAS

EXHIBIT "A"

BEING LOT 7, BLOCK C, OF HOWARD U, FREEMAN ADDITION NO. 7, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 83001, PAGE 2249, MAP RECORDS, DALLAS COUNTY, TEXAS.

1720 SALEM ST
IRVING, TX 75061

FILED
2024 FEB -8 AM 8:05
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY
00000009434291

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.

1. Date, Time, and Place of Sale.

Date: March 05, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 29, 2005 and recorded in Document VOLUME 2005139, PAGE 6036 INSTRUMENT NO. 5332132 real property records of DALLAS County, Texas, with CECIL E ZOLLICOFFER, AN UNMARRIED PERSON, grantor(s) and BANK OF AMERICA, N.A., mortgagee.
Stockman

4. Obligations Secured. Deed of Trust or Contract Lien executed by CECIL E ZOLLICOFFER, AN UNMARRIED PERSON, securing the payment of the indebtednesses in the original principal amount of \$102,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer 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 lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

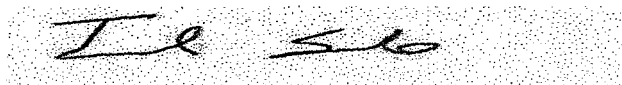


1720 SALEM ST
IRVING, TX 75061

00000009434291

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.

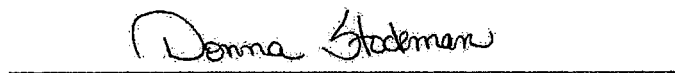
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY FLEMING, ISRAEL SAUCEDO, OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 02/08/24 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 02/08/24

1720 SALEM ST
IRVING, TX 75061

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DALLAS

EXHIBIT "A"

BEING LOT 4 IN BLOCK 14 OF PLYMOUTH PARK NO. 5, AN ADDITION TO THE CITY OF IRVING, TEXAS, ACCORDING TO
THE MAP THEREOF
RECORDED IN VOLUME 25, PAGE 161 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.