

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Howard Wang and Kun Sook Wang	Deed of Trust Date	March 23, 2018
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for LegacyTexas Bank, its successors and assigns	Original Principal	\$444,000.00
Recording Information	Instrument #: 201800081822 in Dallas County, Texas	Original Trustee	Mark Williamson
Property Address	978 Hummingbird Drive, Coppell, TX 75019	Property County	Dallas

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	05/06/2025
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The outside area 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 is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustees	John Beazley, Bob Dickerson, Aaron Parker, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Craig Muirhead, Doak Lambert, Wendy Lambert, Cary Corenblum, Matthew Hansen, Joshua Sanders, Shawn Schiller, Auction.com, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT 13, BLOCK D, NORTHLAKE WOODLANDS EAST NO. 10 PHASE C, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 95170, PAGE 1, MAP RECORDS, DALLAS COUNTY, TEXAS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

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 Beneficiary 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.

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 other 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

TAHERZADEH, PLLC

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shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 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.

Dated April 11, 2025.

/s/ Selim H. Taherzadeh
Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

CAUSE NUMBER DC-24-22166

**IN RE: ORDER FOR FORECLOSURE
 CONCERNING**

**978 HUMMINGBIRD DRIVE
 COPPELL, TX 75019**

UNDER TEX. R. CIV. PROC. 736

Petitioner:

PROSPERITY BANK,

Respondent(s):

**HOWARD WANG AND KUM SOOK
 WANG**

IN THE DISTRICT COURT

193RD JUDICIAL DISTRICT OF

DALLAS COUNTY, TEXAS

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AGREED ORDER ALLOWING FORECLOSURE

Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank, Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution Article XVI, Section 50(a)(6)(D) ("Application"). Having considered the evidence presented, the Court finds that:

- 1) the Application complies with Texas Rules of Civil Procedure ("TRCP") 736.1;
 - 2) the Application was properly served in accordance with TRCP 736.3;
 - 3) the return of service has been on file with the Clerk of the Court for at least 10 days;
- and
- 4) Petitioner has established the basis for foreclosure and finds that:

(a) Petitioner is the holder of a Texas Home Equity Note secured by a lien created under Texas Constitution Article XVI, Section 50(a)(6). A debt exists.

(b) Installment payments have not been made when due and owing pursuant to the terms of the Note and Deed of Trust.

(c) The obligation secured by the lien sought to be foreclosed is in default.

(d) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 978 Hummingbird Drive, Coppell, TX 75019 and legal description as described in the Real Property Records of Dallas County, Texas as follows:

LOT 13, BLOCK D, NORTHLAKE WOODLANDS EAST NO. 10 PHASE C, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 95170, PAGE 1, MAP RECORDS, DALLAS COUNTY, TEXAS.

2. The name and last known address of each Respondent subject to the order are:

Howard Wang
978 Hummingbird Drive
Coppell, TX 75019

Kun Sook Wang
978 Hummingbird Drive
Coppell, TX 75019

3. The recording or indexing information of each lien to be foreclosed is as follows:

Instrument #: 201800081822 in the Real Property Records of Dallas County, Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the trustee or substitute trustee's foreclosure deed in accordance with Rule 736.12 of the Texas Rules of Civil Procedure.

5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.

6. Notice of Foreclosure Sale must be mailed to Respondents counsel by certified mail if a Respondent is represented by counsel.

3/3/2025 2:46:22 PM

Signed, this _____ day of _____, 2025.



Judge Presiding

AGREED:

By: /s/ Scott H. Crist

Scott H. Crist

Texas Bar No. 24057814

sc@taherzlaw.com

Taherzadeh, PLLC

15851 N Dallas Parkway, Ste 410

Addison, TX 7500

Telephone: (469) 729-6800

Facsimile: (469) 828-2772

ATTORNEYS FOR PETITIONER

By: /s/ Austin Hartline

Austin Hartline, Esq.

Shuster Law, PLLC

860 HEBRON PARKWAY, SUITE 303

LEWISVILLE, TEXAS 75057

P: 972.315.6222

F: 972.315.6223

WWW.SHUSTERLAWFIRM.COM

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Heather Buller on behalf of Scott Crist

Bar No. 24057814

Heather@taherzlaw.com

Envelope ID: 97969694

Filing Code Description: Proposed Order/Judgment

Filing Description: PROPOSED GREED ORDER ALLOWING FORECLOSURE

Status as of 3/3/2025 9:51 AM CST

Associated Case Party: PROSPERITY BANK

Name	BarNumber	Email	TimestampSubmitted	Status
Scott Crist	24057814	sc@taherzlaw.com	3/3/2025 9:26:50 AM	SENT

Associated Case Party: HOWARD WANG

Name	BarNumber	Email	TimestampSubmitted	Status
David Shuster		courts@shusterlawfirm.com	3/3/2025 9:26:50 AM	ERROR

Associated Case Party: KUN SOOKWANG

Name	BarNumber	Email	TimestampSubmitted	Status
David Shuster		courts@shusterlawfirm.com	3/3/2025 9:26:50 AM	ERROR

FILED

2025 APR 15 PM 1:39

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MY DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
[Commercial Property]

WHEREAS, on July 14, 2021, First Universal Management Company, a Delaware corporation (the "**Grantor**"), executed that certain (Second Lien) Deed of Trust (with Security Agreement and Assignment of Rents) for the benefit of Graham Mortgage Corporation, a Texas corporation (the "**Beneficiary**"), such being recorded on July 21, 2021 with the County Clerk of Dallas County, Texas as Document Number 202100216818 (as affected by that certain First Modification of Deed of Trust Note and Deed of Trust (with Security Agreement and Assignment of Rents) dated July 14, 2021 recorded as Document Number 202100216817 in Official Records of Dallas County, Texas, the "**Modification**", together the "**Deed of Trust**"), conveying to David G. Drumm, as Trustee (the "**Trustee**"), certain real property and other property described therein (the "**Property**") to secure payment of all indebtedness owed or to be owing to the Beneficiary (the "**Indebtedness**") including, without limitation, the indebtedness evidenced by that certain (Second) Deed of Trust Note dated July 14, 2021 given by Grantor to Beneficiary in the original principal amount of \$60,000.00 (as affected by the Modification, the "**Note**"); and

WHEREAS, Beneficiary is the legal and equitable owner and holder of the Indebtedness secured by said Deed of Trust;

WHEREAS, Beneficiary has appointed Theodore R. Harrington, Chandler M. Webb or Austin Gilleland as Substitute Trustee, pursuant to its power and authority under said Deed of Trust and/or the Texas Property Code, by instrument dated July 17, 2024, recorded on July 17, 2024, as Document Number 202400142701 in the Official Public Records of Dallas County, Texas; and

WHEREAS, defaults have occurred in the payment of the Indebtedness, and Beneficiary has requested the undersigned or any substitute trustee under the Deed of Trust to sell the Property on Tuesday, the 6th day of May, 2025 (the "**Subject Foreclosure**");

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 6th day of May, 2025, between 10:00 a.m. and 1:00 p.m., I or any other substitute trustee under the Deed of Trust will sell the Property secured by the Deed of Trust at the door of the County Courthouse (or such other location) designated by the Dallas County Commissioner's Court as the location for such sales in Dallas County, Texas, to the highest bidder for cash. The earliest time the sale will begin is 10:00 a.m. Pursuant to applicable law, the sale will begin at such time or within three hours thereafter.

The Property is located in the County of Dallas, State of Texas, as more particularly described on **Exhibit A**, attached hereto and incorporated herein. The Property includes both real and personal property, and formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

The Subject Foreclosure will be made expressly subject to any title matters set forth in the Deed of Trust and all prior matters of record affecting the Property, if any, to the extent they remain in force and effect and have not been subordinated to the Deed of Trust. The Subject Foreclosure will not cover any part of the Property that has been released of public record from the lien or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in its "**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.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Subject Foreclosure. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by said Trustee.

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.

WITNESS MY HAND this 15th day of April, 2025.



**Chandler M. Webb, Substitute Trustee
Carrington, Coleman, Sloman &
Blumenthal, LLP
901 Main Street, Suite 5500
Dallas, Texas 75202**

EXHIBIT A

PROPERTY

Being Lot 12, Block 5 of Northlake Woodlands East Phase 5, an Addition to the City of Coppell, Dallas County, Texas, according to the Map thereof recorded in Volume 84051, Page 2353, of the Map Records of Dallas County, Texas.

FILED

2025 APR 15 PM 1:39

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY M4 DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
[Commercial Property]

WHEREAS, on February 16, 2018, First Universal Management Company, a Delaware corporation (the "**Grantor**"), executed that certain Deed of Trust (with Security Agreement and Assignment of Rents) for the benefit of Graham Mortgage Corporation (the "**Beneficiary**"), such being recorded on February 23, 2018 with the County Clerk of Dallas County, Texas as Document Number 201800047689 (as modified by that certain First Modification of Deed of Trust Note and Deed of Trust (with Security Agreement and Assignment of Rents) dated July 14, 2021 recorded as Document Number 202100216817 in Official Records of Dallas County, Texas, the "**Modification**", together the "**Deed of Trust**"), conveying to David G. Drumm, as Trustee (the "**Trustee**"), certain real property and other property described therein (the "**Property**") to secure payment of all indebtedness owed or to be owing to the Beneficiary (the "**Indebtedness**") including, without limitation, the indebtedness evidenced by that certain Deed of Trust Note dated February 16, 2018 given by Grantor to Beneficiary in the original principal amount of \$350,000.00 (together with the Modification, the "**Note**"); and

WHEREAS, Beneficiary is the legal and equitable owner and holder of the Indebtedness secured by said Deed of Trust;

WHEREAS, Beneficiary has appointed Theodore R. Harrington, Chandler M. Webb or Austin Gilleland as Substitute Trustee, pursuant to its power and authority under said Deed of Trust and/or the Texas Property Code, by instrument dated July 17, 2024, recorded on July 17, 2024, as Document Number 202400142700 in the Official Public Records of Dallas County, Texas; and

WHEREAS, defaults have occurred in the payment of the Indebtedness, and Beneficiary has requested the undersigned or any substitute trustee under the Deed of Trust to sell the Property on Tuesday, the 6th day of May, 2025 (the "**Subject Foreclosure**");

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 6th day of May, 2025, between 10:00 a.m. and 1:00 p.m., I or any other substitute trustee under the Deed of Trust will sell the Property secured by the Deed of Trust at the door of the County Courthouse (or such other location) designated by the Dallas County Commissioner's Court as the location for such sales in Dallas County, Texas, to the highest bidder for cash. The earliest time the sale will begin is 10:00 a.m. Pursuant to applicable law, the sale will begin at such time or within three hours thereafter.

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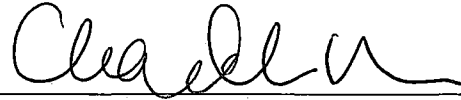
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WITNESS MY HAND this 15th day of April, 2025.



**Chandler M. Webb, Substitute Trustee
Carrington, Coleman, Sloman &
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