

FILED

2024 APR 19 PM 2: 29

Notice of Substitute Trustee's Sale

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY KCC DEPUTY

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.

Date: April 11th, 2024

Substitute Trustee: Luke Hammond
2247 Central Drive
Bedford, Texas 76021

Appointed by written instrument dated April 11th, 2024, and recorded or to be recorded in the official public records of Dallas, Texas.

Mortgagee: Capital Plus Financial LLC

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 3743 Kushla Ave Dallas, TX 75216

Note Amount: 142000.00

Deed of Trust

Date: March 24th, 2020

Borrower: Abraham Cortes Romano and wife, Virginia Baltazar Alonso, with her joining herein to perfect the security interest but not to otherwise be liable.

Mortgagee: Capital Plus Financial LLC

Recording Instrument #: 202000085346

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Dallas

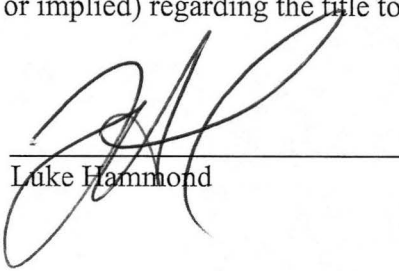
Date of Sale: May 7th, 2024, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is **10:00 am**, Dallas, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: The Sale(s) takes place on the North Side of the George Allen Courts Building facing 600 Commerce Street Below the overhang, or as designated by the County Commissioners.

Luke Hammond is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property .



Luke Hammond

AFTER RECORDING RETURN TO:

Capital Mortgage Servicing, LLC
2247 Central Dr. STE 200
Bedford, TX 76021
817.656.5153

"EXHIBIT A"

3743 Kushla Ave Dallas, TX 75216

Property (including any improvements): LOT 7, in BLOCK K/6007, of GLENDALE HEIGHTS, THIRD SECTION, An Addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 29, Page 253, of the Map Records of Dallas County, Texas.

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Bedford, Texas 76021

Appointed by written instrument dated April 11th, 2024, and recorded or to be recorded in the official public records of Dallas, Texas.

Mortgagee: Capital Plus Financial, LLC

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 9255 Palisade Dr Dallas, TX 75217

Note Amount: 82800.00

Deed of Trust

Date: 11/16/2012

Borrower: Ricardo Macias a single person.

Mortgagee: Capital Plus I, Ltd. , and further assigned to, Capital Plus Financial, LLC

Recording Instrument #: 201200350493

Assignment Instrument #: 201600234186

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Dallas

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Luke Hammond

AFTER RECORDING RETURN TO:

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2247 Central Dr. STE 200
Bedford, TX 76021
817.656.5153

"EXHIBIT A"

9255 Palisade Dr Dallas, TX 75217

Property (including any improvements): Lot 11, Block 8/6315, of BRUTON TERRACE ADDITION NO. 4, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat recorded in Volume 30, Page 75, of the Map Records of Dallas County, Texas