

22TX935-0005
1006 QUAIL RUN, DUNCANVILLE, TX 75116

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 12, BLOCK E, CEDAR RIDGE ADDITION, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 73068, PAGE 73, MAP RECORDS, DALLAS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated October 13, 2010 and recorded on October 20, 2010 as Instrument Number 201000270627 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

May 06, 2025, at 10:00 AM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by CAROLYN F. HODGES secures the repayment of a Note dated October 13, 2010 in the amount of \$98,000.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

Court Order:

A Judgment Allowing Foreclosure was signed on March 10, 2025 in the 162nd District Court of Dallas County under Cause No. DC-22-16223. A copy of the Order is attached hereto.

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2025 APR 10 AM 10:55

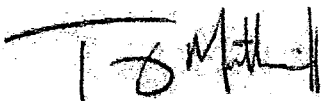


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Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jane Kline, Chasity Lewallen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jane Kline, Chasity Lewallen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

It is, therefore,

ORDERED, ADJUDGED AND DECREED that an event of default has occurred on that certain Note executed on or about October 13, 2010 by Carolyn F. Hodges ("Decedent") in the principal amount of \$98,000.00 payable to JPMorgan Chase Bank, N.A. ("Note"). It is further,

ORDERED, ADJUDGED AND DECREED that that certain Texas Home Equity Security Instrument dated October 13, 2010; signed by Decedent; and recorded as instrument number 201000270627 in the real property records of Dallas County, Texas ("Security Instrument"), and assigned pursuant to a series of assignments recorded as instrument numbers 202100111597 and 202200176822 in the real property records of Dallas County, Texas, provides Nationstar Mortgage LLC as the current holder of the Note and beneficiary of the Security Instrument, in the event of a default on the obligations on the Note, with a first lien security interest in the property commonly known as 1006 Quail Run, Duncanville, TX 75116 and more particularly described as

LOT 12, BLOCK E, CEDAR RIDGE ADDITION, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 73068, PAGE 73, MAP RECORDS, DALLAS COUNTY, TEXAS.

("Property") It is further,

ORDERED, ADJUDGED AND DECREED that the following are secured by the Security Instrument on the Property: the outstanding balance of the Note, including attorney fees; prejudgment interest; post-judgment interest; and costs of court. It is further,

ORDERED, ADJUDGED AND DECREED that Lisa Hodges, the Unknown Heirs at Law of Larry Hodges, deceased, the Unknown Heirs at Law of Stephen Hodges, deceased, and the Unknown Heirs at Law of Carolyn F. Hodges, deceased, are heirs at law of Decedent, and are vested with Decedent's right, title and interest in the Property. It is further,

ORDERED, ADJUDGED AND DECREED that due to event of default on the Note, Nationstar Mortgage LLC may enforce its statutory probate lien against the interests of Lisa Hodges, the Unknown Heirs at Law of Larry Hodges, deceased, the Unknown Heirs at Law of Stephen Hodges, deceased, and the Unknown Heirs at Law of Carolyn F. Hodges, deceased, through non-judicial foreclosure of the Property as provided in Texas Rule of Civil Procedure 735, the Deed of Trust, and section 51.002 of the Texas Property Code, or, alternatively, through judicial foreclosure. It is further,

ORDERED, ADJUDGED AND DECREED that this is a judicial foreclosure for the purposes of Texas Rule of Civil Procedure 735.3. It is further,

ORDERED, ADJUDGED AND DECREED that Nationstar Mortgage LLC may further communicate with defendants and all third parties reasonably necessary to conduct the foreclosure sale. It is further,

ORDERED, ADJUDGED AND DECREED that this judgment is in rem and is not a personal judgment against Lisa Hodges, the Unknown Heirs at Law of Larry Hodges, deceased, the Unknown Heirs at Law of Stephen Hodges, deceased; and the Unknown Heirs at Law of Carolyn F. Hodges, deceased. It is further,

ORDERED, ADJUDGED AND DECREED that any notices regarding the foreclosure of the Property to the defendants shall be mailed to them at the following addresses:

Lisa Hodges	1631 S Greenstone Ln, Duncanville, TX 75137
The Unknown Heirs at Law of Larry Hodges, deceased	c/o Ryan Browne, 5950 Berkshire Ln, #410, Dallas, TX 75225
The Unknown Heirs at Law of Stephen Hodges, deceased	c/o Ryan Browne, 5950 Berkshire Ln, #410, Dallas, TX 75225

The Unknown Heirs at Law of Carolyn F. Hodges, deceased	c/o Ryan Browne, 5950 Berkshire Ln, #410, Dallas, TX 75225
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It is further,

ORDERED, ADJUDGED AND DECREED that the successful bidder at the foreclosure sale shall be vested with all of Lisa Hodges, the Unknown Heirs at Law of Larry Hodges, deceased, the Unknown Heirs at Law of Stephen Hodges, deceased, and the Unknown Heirs at Law of Carolyn F. Hodges, deceased's right, title and interest in the Property.

ORDERED, ADJUDGED AND DECREED that ad litem Ryan Browne shall be awarded his fees in the amount of \$ 1,100.00, to be taxed as costs and to be paid by Plaintiff.

It is further,

ORDERED, ADJUDGED AND DECREED that this is a final judgment and any relief not specifically granted in this Final Judgment is DENIED and any defendant not otherwise disposed of is DISMISSED.

3/10/2025 10:13:43 AM


PRESIDING JUDGE

Approved:

/s/ Bradley Conway

Bradley Conway

Texas Bar No. 24055340

bconway@mgs-legal.com

Mutunda K. Osafo

Texas Bar No. 24123081

mosafo@mgs-legal.com

Dustin George

Texas Bar No. 24065287

dgeorge@mgs-legal.com

MILLER, GEORGE & SUGGS, PLLC

6080 Tennyson Pkwy., Ste. 100

Plano, Texas 75024

Phone: (972) 532-0128

Fax: (214) 291-5507

Attorney for Plaintiff Nationstar Mortgage LLC

Agreed:

/s/ Ryan Browne (with permission)

Ryan Browne

Texas Bar No. 00796262

ryan@reyeslaw.com

8222 Douglas Avenue, Ste. 400

Dallas, TX 75225

Phone: (214) 526-7900

Fax: (214) 526-7910

Attorney Ad Litem for the Unknown Heirs