

FILED

2025 APR -7 PM 12:47

JOHN F. WARREN
COUNTY CLERK TRUSTEE'S NOTICE OF SALE
DALLAS COUNTY

STATE OF TEXAS _____ DEPUTY

COUNTY OF DALLAS

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

WHEREAS, On March 21, 2023, Star Line Group Texas LLC executed and delivered a certain Deed of Trust (hereinafter "Deed of Trust") conveying to John Davenport, Trustee, the real estate hereinafter described to secure Ceasons Holdings, LLC in the payment of the debt described in said Deed of Trust and filed for record in the Real Property Records of Dallas County, Texas, under Clerk's File No. 202300054657; and

WHEREAS, there has been a default in the payment of the note described in said Deed of Trust; and Ceasons Holdings, LLC, the Note has been accelerated, and the beneficiary and owner of the aforesaid note, has requested that I enforce the sale provisions of the Deed of Trust;

NOW, THEREFORE, I, John Davenport, Trustee, whose address is 16818 Dallas Parkway, Dallas, Texas 75248, hereby give notice that I will, after due posting and filing of this notice as required by such Deed of Trust and the law, sell at the public venue to the highest bidder or bidders, for cash or cashier's check in form and substance acceptable to me at the base of the courthouse steps on the north side of the George Allen Courts Building facing Commerce Street below the overhang at 600 Commerce St, Dallas, Texas, the area designated in Dallas County by the Dallas County Commissioners as the place in which to hold real property foreclosures sales in Dallas County, the county in which said property is located, between 1:00 p.m. and 4:00 p.m. on **Tuesday, May 6, 2025**, the real property so described in and covered by the aforesaid Deed of Trust and more particularly described as follows, to-wit:

Tract One:

Being a lot, tract or parcel of land containing 14.33 acres of land in the W.M. Crabtree Survey, Abstract No. 347, the M.J. Rylie survey, Abstract No. 1261, and the T.A. Skiles Survey, Abstract No. 1409, Dallas county, Texas as more particularly described by metes and bound in Exhibit "A" attached hereto and incorporated herein for all purposes located at 3802 Miller Road, Dallas County, located at 3802 Miller Road, Rowlett, Texas; and

Tract Two:

Being a 5.569 acre tract of land out of the T.A. Skiles Survey, Abstract No. 1409, in the city of Rowlett, Dallas county, Texas as more particularly described by metes and bounds in Exhibit "a" attached hereto and incorporated herein for all purposes located at 1409 Rowlett Road, Dallas county, Texas, located at 1409 Rowlett Road, Rowlett, Texas.

together with: (i) all buildings, structures and other improvements now or hereafter situated on the foregoing described real property, (ii) all fixtures, equipment, apparatus, appliances, furniture, furnishings and other items now or hereafter attached to, installed in or used in connection with the foregoing described real property or improvements or buildings thereon including but not limited to any and all partitions, ducts, shafts, pipes, radiators, conduits, wiring, window screens and shades, drapes, rugs and other floor coverings, motors, engines, boilers, stockers, pumps, dynamos, transformers,

generators, fans, blowers, vents, switchboards, compressors, furnaces, cleaning systems, call and sprinkler systems, fire extinguishing apparatus, water system, sewage disposal system, heating, plumbing, laundry, incinerating, air conditioning and air cooling systems, water, gas and electric equipment, and building materials, supplies and construction equipment of all of kinds, all of which property and things are hereby declared to be permanent accessions to the foregoing described real property, (iii) all rights, titles and interests now owned or hereafter acquired by Grantor in and to all easements, streets, roads, highways, and rights-of-way adjacent or contiguous to the foregoing described real property, (iv) all tracts or parcels of land and any interests therein presently owned by Grantor and contiguous to the foregoing described real property, (v) any strips or gores between the Land and abutting or adjacent properties; (vi) all water and water rights, timber, crops and mineral interests; and (vii) all rights, titles, interests, leases, privileges, hereditaments, appurtenances, estates, reversions and remainders owned or to be owned by Grantor in and to all or any portion of the foregoing described properties (all of the aforesaid being hereinafter sometimes called the "Property").

Lender has elected to proceed with foreclosure as to both personal property, fixtures, and real property in accordance with the rights with respect to real property pursuant to Bus. & Com. Code Section 9.04(a)(2) and (b)(2).

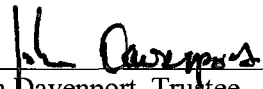
The earliest the sale will take place is 1:00 p.m.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to return of the funds paid. Purchaser shall have no further recourse against the Trustee, Lender or Lender's attorney.

The sale will be made and the property accepted "AS IS, WHERE IS, WITH ALL FAULTS" subject to all matters of record.

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 or the United States, please send written notice of the active duty military service to the sender of this notice immediately.

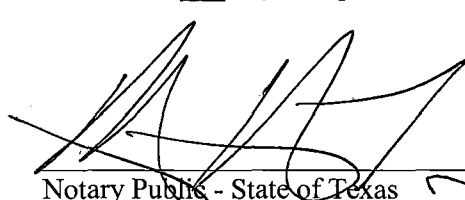
Signed this 7 day of April, 2025



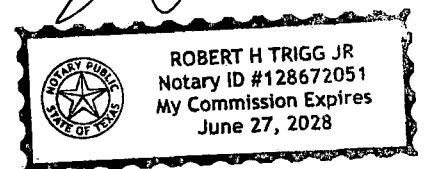
John Davenport, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 7 day of April, 2025, by John Davenport in his capacity as Trustee.



Notary Public - State of Texas



TRACT ONE:

Being a lot, tract or parcel of land situated in the W. M. Crabtree Survey, Abstract No. 347, M. J. Rylie Survey, Abstract No. 1261 and T. A. Skiles Survey, Abstract No. 1409, Dallas County, Texas and being same conveyed to Kathryn Marie Jerome by Gift deed recorded in Instrument No. 201700152469, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner on the South right of way line of Miller Road (Variable Width Right of Way) and same being the Northwest corner of a tract of land conveyed to Mark Thompson by deed recorded in Instrument No. 20070419086, Official Public Records, Dallas County, Texas, for which a 1 inch iron pipe bears, North 00 degrees 27 minutes 27 seconds West, 0.98 feet;

THENCE South 00 degrees 27 minutes 27 seconds East along the West line of said Thompson tract, a distance of 287.11 feet to a 1/2 inch iron rod found for corner;

THENCE South 17 degrees 20 minutes 16 seconds East along the Southwest line of said Thompson tract, a distance of 470.23 feet to a 1/2 inch iron rod found for corner in the North line of Lot 21, Block I of Toler Ridge, an addition to the City of Rowlett, Dallas County, Texas, according to the Map thereof recorded in Volume 78002, Page 1943, Map Records, Dallas County, Texas;

THENCE South 89 degrees 13 minutes 08 seconds West along the North line of said Toler Ridge, a distance of 252.57 feet to a 1 inch iron pipe found for corner, same being the Northwest corner of said Lot 21, Block I and being in the East line of a tract of land conveyed to Sandra DeLaughter Jerome (sometimes known as Sandra Kay Jerome) by deed recorded in Volume 76181, Page 2740, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 45 minutes 33 seconds West along the East line of said Sandra Jerome tract, a distance of 201.92 feet to a point for corner and being the Northeast corner of said Sandra Jerome tract;

THENCE South 86 degrees 26 minutes 22 seconds West along the most Northerly North line of said Sandra Jerome tract, a distance of 217.98 feet to a point for corner;

THENCE South 02 degrees 31 minutes 05 seconds West, a distance of 74.18 feet to a point for corner;

THENCE South 06 degrees 03 minutes 35 seconds West, a distance of 89.91 feet to an "EII" corner of said Sandra Jerome tract and a 1/2 inch iron rod found for corner;

THENCE North 88 degrees 55 minutes 50 seconds West along the Southerly North line of said Sandra Jerome tract, a distance of 542.39 feet to a 1/2 inch iron rod found with yellow plastic cap

stamped "RSCI RPLS 5034" for corner in the East right of way line of Rowlett Road (Variable Width Right of Way);

THENCE North 00 degrees 28 minutes 39 seconds West along the East right of way line of said Rowlett Road, a distance of 542.85 feet to a 1/2 inch iron rod found for corner;

THENCE North 10 degrees 16 minutes 42 seconds East along the East right of way line of said Rowlett Road, a distance of 6.03 feet to a point for corner;

THENCE North 01 degrees 13 minutes 37 seconds West along the East right of way line of said Rowlett

Road, a distance of 79.38 feet to a point for corner, for which a 1/2 inch iron rod found, bears South 83 degrees 44 minutes 44 seconds West, 0.50 feet;

THENCE North 03 degrees 23 minutes 53 seconds East along the east right of way line of said Rowlett Road, a distance of 26.58 feet to a 1/2 inch iron rod found for corner;

THENCE North 44 degrees 57 minutes 23 seconds East, a distance of 50.01 feet to a 1/2 inch iron rod found for corner in the South right of way line of said Miller Road;

THENCE North 88 degrees 00 minutes 44 seconds East along the South right of way line of said Miller Road, a distance of 272.34 feet to a point for corner;

THENCE North 89 degrees 30 minutes 49 seconds East along the South right of way line of said Miller Road, a distance of 581.48 feet to the POINT OF BEGINNING and containing 624,129 square feet or 14.33 acres of land.

TRACT TWO:

Being a 5.569 acre tract of land out of the T. A. Skiles Survey, Abstract No. 1409 in the City of Rowlett, Dallas County, Texas, being all of that certain tract of land conveyed to Sandra Delaughter Jerome by Warranty Deed as recorded in Volume 87206, Page 3119, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner at the east right-of-way line of Rowlett Road (a 100.0 foot width right-of-way). said point being at the southwest corner of said Jerome tract, same point being the northwest corner of a 15' Alley as recorded in Volume 81036, Page 1898, Map Records, Dallas County, Texas;

THENCE North 01 degrees 12 minutes 37 seconds East, along the east right-of-way line of said Rowlett Road, a distance of 262.30 feet to a 1/2 inch iron rod with cap stamped "RPLS NO. 5034" found for corner, said point being the southwest corner of a tract of land conveyed to Kathryn Marie Jerome by Gift Deed as recorded in Instrument No. 201700152469, Official Public Records, Dallas County, Texas, same point being the most westerly northwest corner of said 5.569 acre tract of land being described;

THENCE South 87 degrees 52 minutes 31 seconds East, departing along the east right-of-way line of said Rowlett Road and along the common line of said Kathryn Marie Jerome tract and said Sandra Delaughter Jerome tract, a distance of 542.38 feet to a 5/8 inch iron rod found for corner, said point being at an ell corner of said 5.569 acre tract of land being described;

THENCE North 07 degrees 07 minutes 09 seconds East, continuing along the common line of Kathryn Marie Jerome tract and said Sandra Delaughter Jerome tract, a distance of 89.91 feet to a 1/2 inch iron rod set for corner;

THENCE North 03 degrees 34 minutes 34 seconds East, continuing along the common line of Kathryn Marie Jerome tract and said Sandra Delaughter Jerome tract, a distance of 74.18 feet to a 1/2 inch iron rod set for corner, said point being the most northerly northwest corner of said 5.569 acre tract of land being described, same point being an ell corner for said Kathryn Marie Jerome tract;

THENCE North 87 degrees 29 minutes 41 seconds East, continuing along the common line of Kathryn Marie Jerome tract and said Sandra Delaughter Jerome tract, a distance of 217.98 feet to a 1/2 inch iron rod set for corner, said point being the northeast corner of said 5.569 acre tract of land being described, same point being an ell corner for said Kathryn Marie Jerome tract;

THENCE South 00 degrees 05 minutes 42 seconds East, continuing along the common line of said Kathryn Marie Jerome tract and said Sandra Delaughter Jerome tract passing the northwest corner of Toiler Ridge, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 78002, Page 1973, Map Records, Dallas County, Texas and continuing for a total distance of 442.22 feet to a 1/2 inch iron rod set for corner, said point being the southeast corner of said 5.569 acre tract of land being described, same point being the northeast corner of Toiler Ridge No. 2, an addition to the City of Rowlett, according to the plat thereof recorded in Volume 81036, Page 1898, Map Records, Dallas County, Texas;

THENCE North 87 degrees 50 minutes 42 seconds West, continuing along the common line of said Sandra Delaughter Jerome tract and said Toiler Ridge No. 2, a distance of 777.79 feet to the POINT of BEGINNING and containing 242,581 square feet and 5.569 acre of computed land.

NOTE: The company is prohibited from insuring the area or the quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes, and does not override Item 2 of Schedule "B" hereof.

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: 05/06/2025

Time: Between 10:00 AM - 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 February 13, 2003 and recorded in the real property records of Dallas County, TX and is recorded under Clerk's Instrument No. 2208524 with Wondiye S. Degefa and Tsighe M. Degefa (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for CH Mortgage Company I, Ltd. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Wondiye S. Degefa and Tsighe M. Degefa, securing the payment of the indebtedness in the original amount of \$145,417.00, 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. BEING LOT 6, BLOCK 12, LAKEWOOD POINTE, ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN VOLUME 99252 PAGE 1 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

FILED
2025 APR 10 AM 10:53
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____
DEPUTY

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:

Bank of America, N.A.
11625 N Community House Rd
Charlotte, NC 28277

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq. or Carson Emmons, Esq. or AWEST OR Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha whose address is 1 Mauchly, Irvine, CA 92618 OR AUCTION.COM, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

2/20/2025

Executed on

/s/Carson T. H. Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

4/9/2025

Executed on

Shelley Ortolani

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Guy Wiggs, David Stockman,
Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy
Bacon, Michelle Schwartz, Jamie Dworsky, Angela
Cooper, Carol Dunmon, Payton Hreha OR
AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

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: _____