

**NOTICE OF FORECLOSURE SALE
("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.

DATE OF NOTICE: April 15, 2025

INSTRUMENT TO BE FORECLOSED: Deed of Trust ("Deed of Trust")

DATED: June 28, 2019

GRANTOR: Julio Cesar Farfan Perez & Laura Rosales Gamboa

TRUSTEE: Ashleigh Renfro

LENDER: Carrillo Homes, LLC

CURRENT HOLDER: Sunny 42 Investments, LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 201900174086 of the real property records of Dallas County, Texas; thereafter on August 21, 2019, being assigned and recorded under Instrument Number 201900220375 of the Real Property Records of Dallas County, Texas.

LEGAL DESCRIPTION & PROPERTY TO BE SOLD: SEE EXHIBIT "A"

(MORE COMMONLY KNOWN AS: 203 AVENUE B, SEAGOVILLE, TEXAS 75159)

OBLIGATION SECURE: Deed of Trust or Contract Lien executed by Julio Cesar Farfan Perez & Laura Rosales Gamboa, securing the payment of the indebtedness in the original principal amount of \$108,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b)

2025 APR 15 PM 1:18
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
TX
REPUTY

FILED

any and all modifications, renewals, and extensions of the Promissory Note. Sunny 42 Investments, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: May 6, 2025

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE L. ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.001 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE*

TERMS OF SALE: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash; except that the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Ashley Tarver AND/OR Joseph Juarez

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Sunny 42 Investments, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Sunny 42 Investments, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Sunny 42 Investments, LLC's, rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Sunny 42 Investments, LLC, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Sunny 42 Investments, LLC 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, any Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229
Phone: 972-708-4425
Fax: 972-521-6413

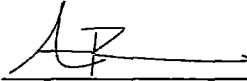
Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Sunny 42 Investments, LLC This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Sunny 42 Investments, LLC Contact information for DIA Servicing, LLC, may be found below:

**DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229**

**Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com**

Renfro Law, PLLC



By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

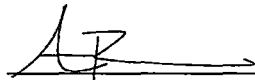
CERTIFICATION OF MAILING

Julio Cesar Farfan Perez
Laura Rosales Gamboa
203 Avenue B
Seagoville, Texas 75159

DATE SENT: APRIL 15, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9889-0710-5270-0693-8198-25

BY:  _____

I HEREBY CERTIFY THAT ON APRIL 15, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro

EXHIBIT "A"

BEING A TRACT OR PARCEL OF LAND, SITUATED IN DALLAS COUNTY, TEXAS, AND BEING A PART OF THE UNPLATTED PORTION OF BLOCK A, SHADY GROVE ESTATES, IN THE R.D..FALLON SURVEY, ABSTRACT NO. 489, CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE; 342 MAP RECORDS, DALLAS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AND TO BE KNOWN AS LOT 14, BLOCK A, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND AT THE EAST CORNER OF LOT 13, BLOCK A AND THE NORTHWEST R.O.W. LINE OF A VENUE B (50' R.O.W.);

THENCE NORTH 45° 09' 48" WEST ALONG THE NORTHEAST LINE OF SAID LOT 13, BLOCK A, A DISTANCE OF 165.00 FEET TO A P.K. NAIL SET FOR CORNER AND BEING THE SOUTHEAST LINE OF A CALLED 0.378 ACRE TRACT OF LAND CONVEYED TO D.L. ROGERS CORPORATION BY DEED RECORDED IN VOLUME 99075, PAGE 3990, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 45° 00' 00" EAST, ALONG THE SOUTHEAST LINE OF SAID 0.378 ACRE TRACT, A DISTANCE OF 75.00 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER AND BEING IN THE SOUTHEAST CORNER OF A.0.28 ACRE TRACT OF LAND CONVEYED TO D.L. ROGERS CORPORATION BY DEED RECORDED IN VOLUME 99075, PAGE 3990, DEED RECORDS, DALLAS. COUNTY, TEXAS AND BEING THE WEST CORNER OF LOT 15, BLOCK A;

THENCE SOUTH 45° 09' 48" EAST, ALONG THE SOUTHWEST LINE OF SAID LOT 15, BLOCK A, A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD SET FOR CORNER AND BEING IN THE NORTHWEST R.O.W. LINE OF SAID A VENUE B, FOR WHICH A 1/2" IRON PIPE BEARS, SOUTH 42° 36' 41" WEST, 0.50 FEET;

THENCE SOUTH 45° 00' 00" WEST, ALONG THE NORTHWEST R.O.W. LINE OF SAID A VENUE B, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12,374.95 SQUARE FEET OR 0.284 ACRES OF LAND, MORE OR LESS.

(MORE COMMONLY KNOWN AS: 203 AVENUE B, SEAGOVILLE, TEXAS 75159)