

Notice of Trustee's Sale

Date: October 6, 2025

Trustee: Kim R. Thorne

Trustee's Address: 123 W. Main St, 3rd Floor, Grand Prairie, Dallas County, TX 75050

Mortgagee: Savannah, Inc.

Mortgagee's Address: PO Box 532121, Grand Prairie, Dallas County, TX 75053-2121

Note: \$59,066.03

Deed of Trust

Date: February 6, 2008

Grantor: Mauricio G. Zavala and Yeny Gonzalez Zavala

Mortgagee: Savannah, LLC

Recording information: Vendor's Lien retained in Deed filed as Document Number 20080055685 in the Official Public Records of Dallas County, Texas; Deed of Trust filed as Document Number 20080055686 in the Official Public Records of Dallas County, Texas

Property: Being Lot 26, Block 4, of INDIAN HILLS ADDITION, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Map thereof recorded in Volume 17, Page 91, Map Records, Dallas County, Texas. Property address 1018 Ralph Street, Grand Prairie, Texas.

County: Dallas

Date of Sale (first Tuesday of month): November 4, 2025

Time of Sale: 10:00 a.m. – 1:00 p.m.

Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

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.

Mortgagee has appointed Kim R. Thorne as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right

FILED
2025 OCT -9 AM 9:48
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____