

JL Casa Investments, LLC, a Texas limited liability company., Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Olga Herrera Morales  
1315 Highland Dr., Duncanville, TX 75137  
Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7017.43 on 09.10.2024

FILED  
2024 SEP 10 PM 2:29

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
CITY

Olga Herrera Morales  
1213 Leafwood Dr, Dallas, TX 75253  
Sent Via First Class Mail and CMRR# 9489 0178 9820 3031 7017 67 on 09.10.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Olga Herrera Morales and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202300178568, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1<sup>st</sup> day of October, 2024

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

BEING A TRACT OF LAND SITUATED IN THE ANDERSON SLAYBACK SURVEY, ABSTRACT NO. 1299, DALLAS COUNTY, TEXAS, AND BEING PART OF LOT 4, BLOCK B OF THE DANIELDALE ACRES ADDITION, AN ADDITION TO THE CITY OF DUNCANVILLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 13, PAGE 13 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON REBAR FOUND IN THE WEST RIGHT-OF-WAY LINE OF HIGHLAND DRIVE (60' RIGHT-OF-WAY) FROM WHICH THE SOUTH RIGHT-OF-WAY LINE OF JEWEL STREET (FORMERLY MOORE LANE) BEARS NORTH 152037" EAST, A DISTANCE OF 249.58 FEET. THENCE S 1520'37" W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE

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OF 88.36 FEET TO A 5/8 INCH IRON REBAR FOUND; THENCE S 8945'00" W, A DISTANCE OF 198.41 FEET TO A 5/8 INCH IRON REBAR SET IN THE WEST LINE OF SAID BLOCK B; THENCE N 0009'00" E, ALONG SAID WEST LINE, A DISTANCE OF 85.31 FEET TO A 1/2" IRON REBAR FOUND; THENCE N 8945'00" E, A DISTANCE OF 217.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.411 ACRES OF 17,914 SQUARE FEET.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

**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.**

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



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Ian Ghrist, Richard Ramsey  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136