

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

2025 SEP 15 PM 2:31

JOHN E. WARREN

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 30, 2021 and recorded under Clerk's File No. 202100356916, in the real property records of Dallas County Texas, with Michael L Schultz Jr, an unmarried person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Society Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Michael L Schultz Jr, an unmarried person securing payment of the indebtedness in the original principal amount of \$188,030.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Michael L Schultz Jr. Nationstar Mortgage LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

LOT 1R, BLOCK D OF GOODSON ADDITION, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN INSTRUMENT NO. 201700355777, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/07/2025

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: Dallas County Courthouse, Texas at the following location: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** 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, Jeff Benton, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 09/11/2025.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-25-02322

Notice of Foreclosure Sale

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Deed of Trust ("Deed of Trust"):

Dated: May 4, 2022

Grantor: FAJATO LLC, a Texas limited liability company

Trustee: Dwight L. Berry

Lender: American National Bank & Trust, N.A., a national bank

Recorded in: Instrument Number 202200128042 of the Official Public Records of Dallas County, Texas.

Legal Description: Commonly known as 408 E. Stark Road, Seagoville, Dallas County, Texas 75159, and more particularly described in Exhibit A attached hereto and incorporated herein the same as if fully set forth herein at length.

Secures: Promissory Note ("Note") in the original principal amount of \$3,265,875.00, executed by FAJATO LLC ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the Legal Description, and all rights and appurtenances thereto.

Foreclosure Sale:

Date: Tuesday, October 7, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three (3) hours thereafter.

Place: The place where foreclosure sales are to take place, or if no place is designated by the Dallas County Commissioners Court, the sale will be conducted on the North Side of the George Allen Courts Building facing Commerce Street, Dallas, Texas, below the overhang, in Dallas County, Texas.

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

American National Bank & Trust, N.A.'s, bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, American National Bank & Trust, N.A., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of American National Bank & Trust, N.A.'s, election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with American National Bank & Trust, N.A.'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If American National Bank & Trust, N.A., 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.

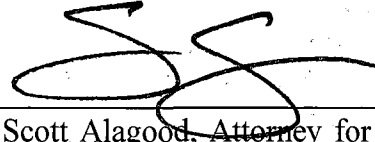
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 American National Bank & Trust, N.A. 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.

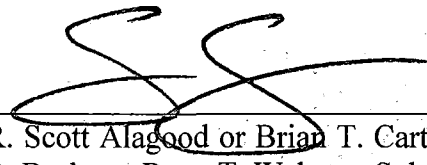
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



R. Scott Alagood, Attorney for American National Bank & Trust, N.A., a national bank, Lender under the Note and Beneficiary of the Deed of Trust



R. Scott Alagood or Brian T. Cartwright or Samuel B. Burke or Ryan T. Webster, Substitute Trustee
319 W. Oak Street
Denton, Texas 76201
Telephone (940) 891-0003
Telecopier (940) 891-0004

Exhibit A

Property Legal Description

TRACT 1:

BEING A TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT 541, DALLAS COUNTY, TEXAS, AND BEING ALL OF A CALLED 43.80 ACRE TRACT OF LAND DESCRIBED IN DEED FROM J. N. JUNKINS, ET UX TO TONY WAGLIARDO AS RECORDED IN VOLUME 3421, PAGE 166, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" DIAMETER IRON ROD SET IN THE SOUTHEAST LINE OF STARK ROAD, SAID IRON ROD ALSO BEING AT THE NORTH CORNER OF THE SECOND INSTALLMENT OF ROBINWOOD ESTATES, AN ADDITTON TO THE CITY OF SEAGOVILLE, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 24, PAGE 51, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 02 MINUTES 00 SECONDS EAST, 976.75 FEET, WITH THE SAID SOUTHEAST LINE OF STARK ROAD, TO A 1/2" IRON PIPE FOUND AT THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONALD RUTHERFORD AS RECORDED IN VOLUME 2000096 PAGE 05423, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 19 MINUTES 18 SECONDS EAST, 1 144.30 FEET, WITH THE SOUTHWEST LINE OF SAID RUTHERFORD TRACT AND WITH THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JO ELLEN WILBURN AS RECORDED IN VOLUME 98132, PAGE 07481, AND WITH THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DENNIS RAY ZIMMERMAN AND PENNY SUZANNE ZIMMERMAN AS RECORDED IN VOLUME 2000204, PAGE 00655, AND WITH THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO KENNETH E. ZIMMERMAN AS RECORDED IN VOLUME 69014, PAGE 0731, AND WITH THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN D. WHITLEY, ET UX AS RECORDED IN VOLUME 70194, PAGE 0892, DEED RECORDS, DALLAS COUNTY, TEXAS, AND ALONG A FENCE LINE, TO A 1/2" DIAMETER IRON ROD FOUND AT THE SOUTH CORNER OF SAID WHITLEY TRACT, SAID IRON ROD ALSO BEING AT THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE WOOD SISTERS MINOR TRUST AS RECORDED IN VOLUME 98115, PAGE 01636, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 49 DEGREES 09 MINUTES 52 SECONDS EAST, 516.58 FEET WITH THE SOUTHWEST LINE OF THE WOOD SISTERS MINOR TRUST TRACT AND WITH THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES ED PARKER, ET UX AS RECORDED IN VOLUME 83173, PAGE 1920, AND WITH THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES RAY

ZIMMERMAN AS RECORDED IN VOLUME 86132, PAGE 5455, DEED RECORDS, DALLAS COUNTY, TEXAS, TO A 1/2" DIAMETER IRON ROD SET;

THENCE ALONG THE HIGH BANK OF A CREEK THE FOLLOWING:

SOUTH 09 DEGREES 45 MINUTES 00 SECONDS WEST, 160.63 FEET TO A 1/2" DIAMETER IRON ROD SET; SOUTH 20 DEGREES 37 MINUTES 00 SECONDS EAST, 68.62 FEET TO A 1/2" DIAMETER IRON ROD SET; SOUTH 31 DEGREES 25 MINUTES 00 SECONDS WEST, 536.59 FEET TO A 1/2" DIAMETER IRON ROD SET; SOUTH 17 DEGREES 36 MINUTES 00 SECONDS WEST, 39.24 FEET TO A 1/2" DIAMETER IRON ROD SET;

SOUTH 51 DEGREES 47 MINUTES 00 SECONDS WEST, 340.08 FEET TO A 1/2" DIAMETER IRON ROD SET AT THE EAST CORNER OF THE FIRST INSTALLMENT OF ROBINWOOD ESTATES, AN ADDITION TO THE CITY OF SEAGOVILLE, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 22, PAGE 55, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 01 MINUTES 00 SECONDS WEST, 1919.47 FEET, WITH THE NORTHEAST LINE OF SAID FIRST INSTALLMENT ROBINWOOD ESTATES AND WITH THE NORTHEAST LINE OF SAID SECOND INSTALLMENT ROBINWOOD ESTATES, TO THE PLACE OF BEGINNING AND CONTAINING 43.3592 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT:

BEING A TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT 541, DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED FROM JOSE E. MANRIQUEZ AND MARIA MANRIQUEZ, AS RECORDED IN INSTRUMENT NO. 201700214509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AS SHOWN ON THIS SURVEY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ASFOLLOWS:

BEGINNING AT A FOUND 1 INCH IRON PIPE FOR CORNER ON THE SOUTHEAST RIGHT OF WAY LINE OF E STARK ROAD, BEING THE NORTH CORNER OF SECOND INSTALLMENT OF ROBINWOOD ESTATES, AN ADDITION TO THE CITY OF SEAGOVILLE, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 24, PAGE 51, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 03 MINUTES 36 SECONDS EAST, ALONG E STARK ROAD, A DISTANCE OF 226.94 FEET TO A SET 1/2 INCH YELLOW-CAPPED IRON ROD FOR CORNER;

THENCE SOUTH 44 DEGREES 01 MINUTES 00 SECONDS EAST, A DISTANCE OF 1933.09 FEET TO A SET 1/2 INCH YELLOW-CAPPED IRON ROD FOR CORNER ON A SOUTHEAST LINE OF SAID MANRIQUEZ TRACT, BEING A POINT ON A

NORTHWEST LINE OF COLONIAL OAKS II ADDITION, AN ADDITION IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR THEREOF RECORDED IN VOLUME 85053, PAGE 2770, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

SOUTH 51 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 228.07 FEET TO A FOUND 1 INCH IRON PIPE FOR CORNER, BEING THE EAST CORNER OF FIRST INSTALLMENT, ROBINWOOD ESTATES, AN ADDITION IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 22, PAGE 55, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING THE SOUTH CORNER OF SAID MANRIQUEZ TRACT;

THENCE NORTH 44 DEGREES 01 MINUTES 00 SECONDS WEST, PASSING A FOUND 1/2 INCH IRON ROD FOR REFERENCE, BEING THE COMMON NORTHEAST CORNER OF SAID SECONDS INSTALLMENT AND FIRST INSTALLMENT (ROBINWOOD ESTATES), AT A DISTANCE OF 996.58 FEET, CONTINUING A TOTAL DISTANCE OF 1906.38 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND.

TRACT 2:

BEING A TRACT OF LAND SITUATED IN THE HERMAN HEIDER SURVEY, ABSTRACT 541, DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED FROM JOSE E. MANRIQUEZ AND MARIA MANRIQUEZ, AS RECORDED IN INSTRUMENT NO. 201700214509, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AS SHOWN ON THIS SURVEY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ASFOLLOWS:

BEGINNING AT A FOUND 1 INCH IRON PIPE FOR CORNER ON THE SOUTHEAST RIGHT OF WAY LINE OF E STARK ROAD, BEING THE NORTH CORNER OF SECOND INSTALLMENT OF ROBINWOOD ESTATES, AN ADDITTON TO THE CITY OF SEAGOVILLE, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 24, PAGE 51, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 03 MINUTES 36 SECONDS EAST, ALONG E STARK ROAD, A DISTANCE OF 226.94 FEET TO A SET 1/2 INCH YELLOW-CAPPED IROD ROD FOR CORNER;

THENCE SOUTH 44 DEGREES 01 MINUTES 00 SECONDS EAST, A DISTANCE OF 1933.09 FEET TO A SET 1/2 INCH YELLOW-CAPPED IRON ROD FOR CORNER ON A SOUTHEAST LINE OF SAID MANRIQUEZ TRACT, BEING A POINT ON A NORTHWEST LINE OF COLONIAL OAKS II ADDITTON, AN ADDITTON IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR THEREOF RECORDED IN VOLUME 85053, PAGE 2770, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

SOUTH 51 DEGREES 47 MINUTES 00 SECONDS WEST, A DISTANCE OF 228.07 FEET TO A FOUND 1 INCH IRON PIPE FOR CORNER, BEING THE EAST CORNER OF FIRST INSTALLMENT, ROBINWOOD ESTATES, AN ADDITTON IN THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 22, PAGE 55, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING THE SOUTH CORNER OF SAID MANRIQUEZ TRACT;

THENCE NORTH 44 DEGREES 01 MINUTES 00 SECONDS WEST, PASSING A FOUND 1/2 INCH IRON ROD FOR REFERENCE, BEING THE COMMON NORTHEAST CORNER OF SAID SECONDS INSTALLMENT AND FIRST INSTALLMENT (ROBINWOOD ESTATES), AT A DISTANCE OF 996.58 FEET, CONTINUING A TOTAL DISTANCE OF 1906.38 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND.

Notice of Foreclosure Sale

September 15, 2025

Deed of Trust ("Deed of Trust"):

Dated: February 29, 2024

Grantor: Rossell Moreno Enamorado

Trustee: Greg Dodds

Lender: TexasBank

Recorded in: Instrument No. 202400042542 of the real property records of Dallas County, Texas

Legal Description: Lot 15, Block E, SEAGOVILLE FARMS, PHASE 1, an addition to the City of Seagoville, Dallas County, Texas, according to the map or plat thereof, recorded in Clerk's File No. 202000187338, Plat Records, Dallas County, Texas

Property Address: 1926 Madison Drive, Seagoville, TX 75159

Secures: Promissory Note ("Note") in the original principal amount of \$278,100.00, executed by Rossell Moreno Enamorado ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

Substitute Trustee's
Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Nominee for Lender/

Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS")

Nominee for Lender/ Beneficiary's
Address: P.O. Box 2026 , Flint, MI, 48501

Foreclosure Sale:

Date: Tuesday, October 7, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 12:00 P.M. and not later than three

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JOHN E. WARREN
CLERK
DALLAS COUNTY
DEPUTY

hours thereafter.

Place: On the north side of the George Allen Courts Building facing Commerce Street, below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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 TexasBank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, TexasBank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of TexasBank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TexasBank'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If TexasBank 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 TexasBank. 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, 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 Substitute Trustee.

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.

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Craig C. Lesok
Attorney for Lender
SBOT No. 24027446



Craig C. Lesok
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com