

FILED

THE STATE OF TEXAS )  
 )  
COUNTY OF DALLAS )

**Notice of Foreclosure Sale**

2024 AUG -9 PM 12: 51

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

Date: August 9, 2024

Deed of Trust ("Deed of Trust"):

Dated: May 31, 2016

Grantor: Sirius Development Technology, LLC., a Texas limited liability company

Trustee: Gaylen Rogers Lonergan

Lender: Strobach Real Estate Ventures, LLC, a Texas limited liability company

Recorded In: The Real Property Records of Dallas County, Texas, bearing Instrument No. 201600158760

Secures: Without limitation, that certain Promissory Note dated May 31, 2016, in the original principal amount of \$90,000.00, executed by Grantor, as subsequently amended (the "Note").

Property: The real property Lot 25, Block B, of SHADY HILLS ADDITION, an Addition to the City of Balch Springs, Dallas County, Texas; according to the Plat recorded in Volume 70045, Page 1827, of the Map Records of Dallas County, Texas;

Said property more commonly known as 11309 Tracey Drive, Balch Springs, Texas 75180

Substitute Trustees: David L. Campbell  
Kelsey Grier

Substitute Trustees' Address: Two Lincoln Centre  
5420 LBJ Freeway, Suite 1900  
Dallas, Texas 75240

Whereas, default has occurred in the payment of the indebtedness evidenced by the Note and other indebtedness secured by the Deed of Trust ("Indebtedness"), and such Indebtedness remains wholly due and payable, and Lender, the current owner and holder of the Note and Deed of Trust, has authorized and directed the Substitute Trustee to post, file and mail appropriate notice and to sell the Property for application against the Indebtedness.

Now, Therefore, Notice is given that the Substitute Trustee will begin to sell the Property on Tuesday, September 3, 2024, between the hours of 10:00 a.m. and 1:00 p.m. Central Daylight Time at the Dallas County Courthouse located at 600 Commerce Street, Dallas, Texas 75202, or at such other location as may be designated by the Dallas County Commissioners' Court. The earliest time at which the sale will begin is 10:00 a.m. Central Daylight Time

The sale will be conducted as a public auction, and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit bid against the Indebtedness owed pursuant to the Note. Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Lender has the right to direct the Substitute 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions will be announced before bidding is opened for the first sale of the day held by the 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.**

*[Signature Pages Follow]*

This Notice of Foreclosure Sale is executed this 8th day of August, 2024.

**Substitute Trustee:**



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David L. Campbell

After Recording, Return To:  
David L. Campbell  
Underwood Perkins, P.C.  
Two Lincoln Centre  
5420 LBJ Freeway, Suite 1900  
Dallas, Texas 75240