

FILED

Notice of Substitute Trustee's Sale

2024 AUG -9 PM 1:12

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Date: August 8, 2024

Trustee: Robert Martin

Mortgagee: Hannah Funding LLC.

Note: Note, dated Note December 20th, 2013 in the amount of \$43,000.00 and the Loan Modified and Extended on September 9, 2023.

Deed of Trust—Modification and Extension Agreement

Date: September 3, 2023

Grantor: Jose Alfredo Mata

Mortgagee: Hannah Funding LLC

Recording information: Document Instrument # 202300183185 of the Official Public Records of Dallas County, Texas

Property: Lot 13, in Block 11 of FIFTH SECTION SWAN RIDGE ESTATES, an Addition to the City of Duncanville, Dallas County, according to the map/plat thereof in Volume 78143, Page 201, Map Records, Dallas County, Texas. More commonly known as 343 Partridge Run Drive, Duncanville, Texas 75137.

County: Dallas

Trustee's/Substitute Trustee's Name/Address: Robert Martin-P.O. Box 1671, DeSoto, Texas 75123

Date of Sale (first Tuesday of month): September 3rd, 2024

Time of Sale: 10:00 am

Place of Sale: On the North Side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas facing Commerce Street below the overhang or as designated by the Dallas County Commissioners.

Mortgagee has appointed Robert Martin as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. 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". The sale will begin at the Time of Sale or not later than three hours hereafter.

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 the 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



Robert Martin, Substitute Trustee (469) 435-0583