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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Notice is hereby given that a public sale at auction of certain Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

INFORMATION REGARDING THE SALE:

Date of Sale: Tuesday, September 3, 2024 (which is the first Tuesday of that month).
Time of Sale: The earliest time at which the sale shall occur is 10 a.m. The sale shall begin at that time or not later than three hours after that time.
Place of Sale: At the place in Dallas County designated by the Commissioner's Court of Dallas County, Texas where foreclosure sales are to take place, to wit: The outside area on the north side of the George L. Allen Sr. Courts building facing Commerce Street, below the building overhang, or as designated by the Commissioner's Court.

INFORMATION REGARDING THE DEED OF TRUST LIEN:

Name of Document: Deed of Trust
Date: March 10, 2022
Grantor: U.S. N-Vest LLC
Lender: Independent Oaks Capital Funding, LLC d/b/a HiFi Hard Money
Trustee: Adnan Merchant
Recording Information: Instrument No. 202200070944, Official Public Records, Dallas County, Texas
Property Description: Lot 7, Block 13, VOUGHT MANOR ADDITION, an addition to the City of Grand Prairie, Dallas County, Texas, according to the map or plat thereof recorded in Volume 14, Page 293, Map Records of Dallas County, Texas, together with all buildings, fixtures and other real property improvements located thereon; and the benefits and appurtenances on or appertaining to said real property and improvements (the "Property") (also known as 1014 NE 19th Street, Grand Prairie, Texas).

INFORMATION REGARDING THE DEBT SECURED:

Name of Document: Promissory Note

Date: March 10, 2022

Face Amount: \$165,000.00

Original Maker: U.S. N-Vest LLC

Original Payee: Independent Oaks Capital Funding, LLC d/b/a HiFi Hard Money

Owner and Holder of Note and Deed of Trust: Pioneer Oaks Capital Funding, LLC
d/b/a HiFi Hard Money

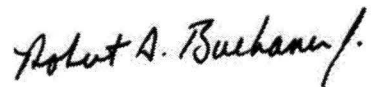
THE DEBT HAS BEEN ACCELERATED:

The indebtedness secured by the Deed of Trust matured on May 9, 2024 according to the terms of the Promissory Note and remains unpaid.

The owner and holder of the indebtedness, Pioneer Oaks Capital Funding, LLC d/b/a HiFi Hard Money, has requested that I, as Substitute Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Therefore, at the date, time and place set forth above, the undersigned, as Substitute Trustee, will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on August 12, 2024.



Robert G. Buchanan, Jr., Substitute Trustee
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