

## NOTICE OF FORECLOSURE SALE

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Property: The Property described on Exhibit "A" attached hereto and made a part hereof for all purposes (herein the "Property")

**Deed of Trust:** Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: February 25, 2022

**Substitute Trustee:**

Kent Davis

Address:

9288 Huntington Square  
North Richland Hills, Texas 76182

FILED  
2025 AUG 11 PM 3:50  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY MA DEPUTY

**Grantor:** Derrick Gunn

**Mortgagee:** Jose E. Silva and Katherine Rodriguez (hereafter "Lenders")

**Recording Information:** Instrument No. 202200063257 of the real property records of Dallas County, Texas.

**Legal Description:** The Property described on Exhibit "A" attached hereto and made a part hereof for all purposes.

**Note Secured by Deed of Trust:** Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: February 22, 2022

Original Principal Amount: \$300,000.00

Makers: Derrick Gunn

Lender: Jose E. Silva and Katherine Rodriguez

**Property:** All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

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

**Sale Date:** September 2, 2025

**Sale Time:** The public auction of the Foreclosure Sale will take place between the hours of 12:00 P.M. and 4:00 P.M. local time. The earliest time the sale will begin is 12:00 P.M. or within three hours from that time.

**Terms of the Sale:** This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Beneficiary, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Beneficiary directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Beneficiary to foreclose and sell the property, as described in Beneficiary's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

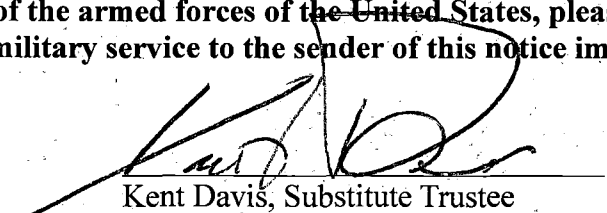
Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law. Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure 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.**



Kent Davis, Substitute Trustee

EXHIBIT "A"

Being a portion of Lots 1 and 2, in Block 11 and being a portion of Block A, in the Town of Grand Prairie, Texas, according to the Map recorded in Volume 32, Page 578, Deed Records, Dallas County, Texas, being that tract of land conveyed to Jose E. Silva, a married person, by deed recorded in Instrument Number 20080120639, Deed Records, Dallas County, Texas, (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at an "x" cut found for corner, said corner being in the West line of SW 2nd Street, and being at the Northeast corner of that tract of land conveyed to Texas and Pacific Railroad Company, and being at the Southeast corner of that tract herein described:

THENCE South 36 degrees 09 minutes 01 seconds West, with the North line of said Railroad tract, a distance of 75.00 feet to a pl nail found for corner, said corner being at the Southeast corner of that tract of land conveyed to Wanda O. Cober, by deed recorded in Volume 86019, Page 4802, (D.R.D.C.T.);

THENCE North 03 degrees 50 minutes 59 seconds West, with an East line of said Cober tract, a distance of 90.00 feet to a building corner, said corner being at an ell corner of said Cober tract;

THENCE North 86 degrees 09 minutes 01 seconds East, with a South line of said Cober tract, a distance of 75.00 feet to an "x" cut found for corner, said corner being at the Southeast corner of that tract of land conveyed to Arnuro Torres and Gloria Torres, by deed recorded in Instrument Number 201600154351, (D.R.K.C.T.) and being in the West line of the aforesaid SW 2nd Street,

THENCE South 03 degrees 50 minutes 59 seconds East, with the West line of said SW 2nd Street, a distance of 90.00 feet to the POINT OF BEGINNING and containing 6,750 square feet or 0.15 of an acre.