

✓

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 05/23/2024
Grantor(s): Sharon Bell Degrate and Roderick Dywane Suiters
Mortgagee: 2212 Dunlavy, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 17610
Property County: Falls County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Falls County, Texas, being more particularly described as 1.00 acre, more or less, Lot 75, T. B. Bartlett Subdivision, a subdivision situated in the Thomas J. Chambers Survey, Abstract 12, Falls County, Texas, as described in deed dated July 15, 1952, from Henderson Williams to Julia Williams, in Volume 223, Page 475, Deed Records of Falls County, Texas (more particularly described in the Loan Documents).

Date of Sale: 12/03/2024

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale of Property: SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE FALLS COUNTY COURTHOUSE AT MARLIN IN FALLS COUNTY, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

FILED
At 3:58 o'clock P.M.

NOV 12 2024

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY Shrus DEPUTY

The Mortgagee, whose address is:
2212 Dunlavy, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 11/12/2024

Pete [Signature]

**Pete Florez or Kevin Key or Jay
Jacobs or Donna Stockman or
David Stockman or Zachary Florez
or Orlando Rosas or Bobby Brown
or Enrique Loera or Susana Garcia
or Donna Brammer or Katrina
Rodriguez or Cesar Acosta or Rinki
Shah or Theresa Phillips or David
Cerda or Jose Martinez or Mark
Laffaye or Alexander Lawson or
Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Álvarez or
Sarah Friedman or Viridiana Silva
or Tami Machoka or William
Koeing or Eduardo Silva or Peggy
Munoz or Kenneth David Fisher or
John Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Fecce
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

FILED
At 3:58 o'clock PM

NOV 12 2024

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY [Signature] DEPUTY