

**NOTICE OF FORECLOSURE SALE**

**Deed of Trust:**

Dated: December 15, 2017

Grantor: Profit Group, LLC

Trustee: Matthew C. Aycock, Esq.

Lender: M.R. Cavenee, Ltd., a Texas limited partnership

Recorded in: Instrument No. 201700355885 recorded on December 21, 2017, in the real property records of Dallas County, Texas

Legal Description: LOT 20, IN BLOCK 17, CITY BLOCK NO. 7347, OF JAN MAR CIRCLE SECTION 10, A SUBDIVISION IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 77063, PAGE 1336, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

Secures: Promissory Note ("Note") in the original principal amount of \$560,000.00, executed by Profit Group, LLC, a Texas limited liability company ("Borrower") and payable to the order of Lender

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty dated December 15, 2017, and executed by Brandy Michelle Cross in favor of Lender

Mortgage Servicer: Conrad Properties, LLC, a Texas limited liability company

Mortgage Servicer's Address: 4221 Preston Road, Suite 100, Frisco, Texas, 75034

2018 APR 19 PM 3:19  
FILED  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**Foreclosure Sale:**

Date: Tuesday, June 5, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place: THE OUTSIDE AREA ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, or if the preceding area is



no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Terms of Sale: The Foreclosure 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 against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, M.R. Cavenee, Ltd., the Lender and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of M.R. Cavenee, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with M.R. Cavenee, Ltd.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing M.R. Cavenee, Ltd. in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with M.R. Cavenee, Ltd. The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If M.R. Cavenee, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by M.R. Cavenee, Ltd. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

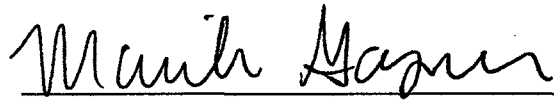
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

further conditions shall be announced before bidding is opened for the first sale of the day held by 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.**

**THIS INSTRUMENT APPOINTS THE 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.**



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Mariah M. Gagnon  
Pratt Aycocock, Ltd.  
Attorney for Mortgage Servicer  
1124 Glade Road, Suite 100  
Colleyville, Texas 76034  
Telephone (214) 473-5551  
Telecopier (214) 540-9333

**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.**

**1. Date, Time, and Place of Sale.**

Date: June 05, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 03, 1996 and recorded in Document VOLUME 96091, PAGE 02244 real property records of DALLAS County, Texas, with KIMBERLY L SHERRARD, grantor(s) and WORLD SAVINGS AND LOAN ASSOCIATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KIMBERLY L SHERRARD, securing the payment of the indebtednesses in the original principal amount of \$61,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

\_\_\_\_\_  
MICHAEL HARRISON, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

DALLAS COUNTY  
COUNTY CLERK  
JOHN F WARREN

2018 APR 23 PM 3:30

FILED



NOS0000000752553

**EXHIBIT "A"**

BEING A TRACT OF LAND OUT OF THE J. C. JOHNSON SURVEY, ABSTRACT NO. 1660 AND BEING A PART OF A 97.50 ACRE TRACT CONVEYED TO WILLIAM E. HUNTER, ET UX, JESSIE RHEA HUNTER, DEED DATED AUGUST 15, 1955 AND RECORDED IN VOLUME 4323, PAGE 420 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEAST R.O.W. OF WHITELEY ROAD WITH THE SOUTHWEST LINE OF SAID HUNTER 97.5 ACRE TRACT AND BEING THE WEST CORNER OF A 92.03 ACRE TRACT;

THENCE NORTH 44 DEGREES 26 MINUTES EAST WITH WHITELEY ROAD R.O.W. 942.38 FEET;

THENCE NORTH 44 DEGREES 23 MINUTES EAST WITH WHITELEY ROAD R.O.W., 1070.30 FEET TO THE WEST CORNER OF A 7.999 ACRE TRACT OF LAND AND PLACE OF BEGINNING;

THE SOUTH 45 DEGREES 04 MINUTES EAST WITH THE SOUTHWEST LINE OF SAID 7.999 ACRE TRACT, 144.80 FEET TO IRON STAKE FOR CORNER;

THENCE SOUTH 44 DEGREES 56 MINUTES WEST, 232.00 FEET TO IRON STAKE FOR CORNER;

THENCE NORTH 45 DEGREES 04 MINUTES WEST WITH 36 FOOT ROADWAY, 142.57 FEET TO AN IRON STAKE SET IN R.O.W. OF WHITELEY ROAD FOR CORNER;

THENCE NORTH 44 DEGREES 23 MINUTES EAST WITH R.O.W. OF WHITELEY ROAD, 232.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.765 ACRE OF LAND, MORE OR LESS,



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