

FILED FOR RECORD
ROCKWALL COUNTY TEXAS
2024 APR 12 PM 1:15
BY CA DEPUTY CLERK

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, February 4, 2025 (which is the first Tuesday of that month).
Time of Sale: The earliest time at which the sale shall occur is 11 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 Rockwall County designated by the Commissioner's Court of Rockwall County, Texas where foreclosure sales are to take place, to wit: The area immediately outside the front steps of the Rockwall County Courthouse, located at 1111 Yellowjacket Lane, Rockwall, Texas, or as designated by the Commissioner's Court.

INFORMATION REGARDING THE DEED OF TRUST LIEN:

Name of Document: Deed of Trust
Date: April 12, 2024
Grantor: Vinojan Thavanesan
Lender: Deep Ellum Funding, LLC d/b/a HiFi Hard Money
Trustee: Adnan Merchant
Recording Information: Instrument No. 20240000006382, Official Public Records, Rockwall County, Texas
Property Description: Lot 27, Block G, PHEASANT CREEK ADDITION, an addition to the City of Wylie, Rockwall County, Texas, according to the map or plat thereof recorded in Cabinet F, Slide 241, Plat Records of Rockwall 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, together with all personal property owned by Grantor and located on said real property (the

"Property") (also known as 1722 Harvest Crossing Drive, Wylie, Texas).

INFORMATION REGARDING THE DEBT SECURED:

Name of Document: Promissory Note

Date: April 12, 2024

Face Amount: \$320,000.00

Original Maker: Vinojan Thavanesan

Original Payee: Deep Ellum Funding, LLC d/b/a HiFi Hard Money

Owner and Holder of Note and Deed of Trust: Deep Ellum Funding, LLC d/b/a HiFi Hard Money

THE DEBT HAS BEEN ACCELERATED:

The indebtedness secured by the Deed of Trust matured on September 10, 2024 according to the terms of the Promissory Note and remains unpaid.

The owner and holder of the indebtedness, Independent Oaks Capital Funding, LLC, has requested that any one or more of the individuals identified below, acting as Substitute Trustee under the Deed of Trust, acting either individually or jointly, 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 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 January 13, 2025.



Robert G. Buchanan, Jr., Substitute Trustee
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Dallas, Texas 75254
(214) 550-5950 (telephone)
bob@rgblegal.com

Jeff Benton, Brandy Bacon, Jack Beckman,
Brenda Wiggs, Guy Wiggs, David Stockman,
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