

FILED FOR RECORD
ROCKWALL CO. TEXAS

FILED - 6 MAR 12

685 WINDING RIDGE LANE
ROCKWALL, TX 75032

JENNIFER FOC 00000010270346
ROCKWALL COUNTY CLERK

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

BY a DEPUTY

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: March 04, 2025

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

Place: THE AREA IMMEDIATELY OUTSIDE THE FRONT STEPS OF THE ROCKWALL COUNTY COURTHOUSE, LOCATED AT 1111 YELLOWJACKET LN, ROCKWALL 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 February 09, 2024 and recorded in Document INSTRUMENT NO. 20240000002452 real property records of ROCKWALL County, Texas, with 685 WINDING RIDGE LLC AND DANIEL C BLACKBURN, grantor(s) and LIMA ONE CAPITAL, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by 685 WINDING RIDGE LLC AND DANIEL C BLACKBURN, securing the payment of the indebtednesses in the original principal amount of \$519,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee of MFA 2024-RTL2 Trust 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. LIMA ONE CAPITAL, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LIMA ONE CAPITAL, LLC
201 E. MCBEE AVE., SUITE 300
GREENVILLE, SC 29601



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 2-6-25 I filed at the office of the ROCKWALL County Clerk and caused to be posted at the ROCKWALL County courthouse this notice of sale.

Declarants Name:

Michelle Pangle

Date:

2-6-25

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ROCKWALL

EXHIBIT "A"

BEING LOT EIGHTEEN (18), IN BLOCK A, OF HILLVIEW ACRES, AN ADDITION IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDES 1 THROUGH 4, MAP RECORDS, ROCKWALL COUNTY, TEXAS.