

1 SHARPE OPPORTUNITY INTERMEDIATE TRUST
(948)
HOMES NOW LLC
7 AMITY LANE, ROCKWALL, TX 75087

CONVENTIONAL

Firm File Number: 25-042353

FILED FOR RECORD
ROCKWALL CO. TEXAS

2025 APR 17 AM 9:28

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 30, 2023, HOMES NOW, LLC, as Grantor(s), executed a Deed of Trust conveying to BRETT M. SHANKS, as Trustee, the Real Estate hereinafter described, to PARK PLACE FINANCE, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of ROCKWALL COUNTY, TX and is recorded under Clerk's File/Instrument Number 20230000015169, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 3, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the **County Courthouse in ROCKWALL COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Rockwall, State of Texas:

BEING LOT SEVEN (7) IN GREENLEE ADDITION, A SUBDIVISION IN ROCKWALL COUNTY, TEXAS, PER PLAT OF SAID SUBDIVISION, OF RECORD IN VOLUME A, PAGE 151, MAP OR PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

Property Address: 7 AMITY LANE
ROCKWALL, TX 75087
Mortgage Servicer: 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST
Mortgagee: 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST
370 HIGHLAND AVENUE
PIEDMONT, CA 94611

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 property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE
Kevin Key, Randy Daniel, Cindy Daniel or Jim O'Bryant
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day April 14, 2025.

By: 
Ronny George
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Texas Bar No. 24027905
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Attorneys for 1 Sharpe Opportunity Intermediate Trust

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 military service to the sender of this notice immediately.