

FILED FOR RECORD
ROCKWALL CO, TEXAS

2025 MAY -8 AM 8:49

JENNIFER E. COOTNER
ROCKWALL COUNTY CLERK
BY _____ @ DEPUTY

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of June, 2025
Time: 12pm or not later than three hours after that time
Place: AT THE AREA IMMEDIATELY OUTSIDE ON THE FRONT STEPS OF THE ROCKWALL COUNTY COURTHOUSE, LOCATED AT 1111 YELLOWJACKET LANE, IN ROCKWALL, ROCKWALL COUNTY, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Rockwall County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: May 3, 2022
Grantor(s): Derek Gabriel and Amber Gabriel, Husband and Wife.
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cornerstone First Mortgage, Inc., its successors and assigns
Original Principal: \$699,300.00
Recording Information: Deed Inst.# 20220000010121,
Current Mortgagee/Beneficiary: Athene Annuity and Life Company

Secures: The Promissory Note (the "Note") in the original principal amount of \$699,300.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Rockwall
Property Description: (See Attached Exhibit "A")
Property Address: 351 Equestrian Drive, Rockwall, TX 75032
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

SUBSTITUTE TRUSTEE(S):

Coury Jacocks, Rob Peebles, Randy Daniel or Cindy Daniel or Jim O'Bryant

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Randy Daniel whose address is _____ . I declare
under penalty perjury that () I filed and/or recorded this Notice of Foreclosure Sale at the office of the Rockwall
County Clerk and caused it to be posted at the location directed by the Rockwall County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Being Lot 33, in Block B of EQUESTRIAN MEADOWS, an Addition to the City of Rockwall, Texas, according to the Map thereof recorded in Cabinet D, Slide 75 of the Plat Records of Rockwall County, Texas.