FILED FOR RECORD
ROCKWALL CO, TEXAS

NOTICE OF FORECLOSURE SALE

2025 JUN -5 AM 8:38

JENNIFER FOGG
ROCKWALL COUNTY CLERK
BY @ DEPUTY

Deed of Trust:

Dated:	December 20, 2023
Grantor:	ALLEN ROSSUM
Trustee:	Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company
Lender:	Capital Fund I, LLC, an Arizona limited liability company
Loan Servicer:	Capital Fund I, LLC, an Arizona limited liability company
Recorded:	**Instrument # 20230000021559**, recorded on December 21, 2023, in the official Real Property (Deed) Records of ROCKWALL COUNTY, Texas
Secures:	**Promissory Note** ("Note") in the original principal amount of $143,000.00, executed by ALLEN ROSSUM ("Borrower") and payable to the order of Lender
Maturity Date:	December 1, 2024

Legal Description: **UNIT 1856, BUILDING B, AND THE SPACE ENCOMPASSED BY BOUNDARIES THEREOF, KNOWN AS SIGNAL RIDGE CONDOMINIUM, PHASE IV, A CONDOMINIUM PROJECT IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM, DECLARATION OF SIGNAL RIDGE CONDOMINIUM, PHASE IV, DATED MARCH 03, 1997 ESTABLISHING A REGIME THEREOF AND, RECORDED IN VOLUME 1231, PAGE 18, AND THE ANNEXATION DECLARATION FOR SIGNAL RIDGE PHASE IV CONDOMINIUM FILED, DECEMBER 22, 1997 AS RECORDED IN VOLUME 1311, PAGE 204, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS, AND THE, PLAT THEREOF BEING RECORDED IN CABINET B, SLIDES 91 AND 92 PLAT RECORDS, ROCKWALL COUNTY, TEXAS**; and more commonly known as **1856 SIGNAL RIDGE PL., ROCKWALL, TX 75032**

FORECLOSURE SALE:

Date:	**Tuesday, July 1, 2025**
Time:	The sale of the Property will be held between the hours of **11:00 a.m. and 2:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **11:00 a.m.** and not later than three hours thereafter.
Place:	THE AREA IMMEDIATELY OUTSIDE ON THE FRONT STEPS OF THE ROCKWALL COUNTY COURTHOUSE,

	LOCATED AT 1111 YELLOWJACKET LANE IN ROCKWALL, ROCKWALL COUNTY, TEXAS, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS 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 or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.
Substitute Trustee:	Bennett M. Wyse, Ted Gambordella, Jeff Benton, Brandy Bacon, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, AND/OR Angela Cooper

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, Lender, the owner and holder of the Note, or its Loan Servicer, 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 Lender's, or Loan Servicer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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 Lender or Loan Servicer passes the Foreclosure Sale, then 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 Lender, or Loan Servicer. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.

SUBSTITUTE TRUSTEE:

By: ______________________________

Ted Gambordella, Substitute Trustee
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