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ROCKWALL CO. TEXAS

21 FEB -8 PM 4:12

JENNIFER FOGG
ROCKWALL COUNTY CLERK
BY [Signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

February 5, 2021

NOTE:

Date: April 24, 2019
Maker: The Rossum Group, LLC
Payee: Axos Bank, its successors and assigns
Original principal amount: \$122,000.00

DEED OF TRUST:

Date: April 24, 2019
Grantor: The Rossum Family Living Trust Dated July 16, 2002
Trustee: James E. Cuellar
Beneficiary: Axos Bank, its successors and assigns
Recording data: Recorded under Clerk's File No. 20190000006637, Official Public Records of Rockwall County, Texas.

LENDER: WBL SPO I, LLC

BORROWER: The Rossum Group, LLC

PROPERTY: See Exhibit "A" attached hereto, which property is commonly known as 1856 Signal Ridge Pl, Rockwall, Texas 75032.

SUBSTITUTE TRUSTEES: James E. Cuellar
Jeffrey D. Stewart
D. Brent Wells
440 Louisiana, Suite 718
Houston, Texas 77002
(713) 222-1281

RANDY DANIEL, BRENDA WIGGS, DENISE BOERNER,
DAVID STOCKMAN, GUY WIGGS, DONNA
STOCKMAN, MICHELLE SCHWARTZ

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

March 2, 2021, being the first Tuesday of the month, to commence at 12:00 PM, or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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 Commissioner's Court.



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Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the 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 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 of the Texas Business and Commerce Code.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

ACTIVE DUTY MILITARY NOTICE

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

The attorney sending this communication is a debt collector. This is an attempt to collect a debt, and any information obtained will be used solely for that purpose.


Substitute Trustee



EXHIBIT A

Legal Description

Unit 1856, Building B, SIGNAL RIDGE CONDOMINIUMS, Phase IV, a condominium project in the City of Rockwall, Rockwall County, Texas, together with an undivided interest in and to the limited and general common elements, as same are defined in the condominium declaration thereof, recorded in Volume 199, Page 504, Volume 219, Page 699, Volume 254, Page 598, Volume 289, Page 298, Volume 267, Page 202, Volume 398, Page 301, Volume 181, Page 135, Volume 1197, Page 314, Volume 1231, Page 18, Volume 1242, Page 138, Volume 1311, Page 204, Volume 1391, Page 259, Volume 1572, Page 174, Volume 1748, Page 62, Volume 1990, Page 89, Volume 5010, Page 86, Volume 5049, Page 326, Volume 5187, Page 59, official public records of Rockwall County, Texas.

Commonly Known As:

1856 Signal Ridge Pl, Rockwall, Texas 75032