



FILED FOR RECORD
ROCKWALL CO. TEXAS

21 MAR 15 PM 4:03

JENNIFER FOGG
ROCKWALL COUNTY CLERK
BY [Signature] DEPUTY

[FILING REQUESTED BY
AND WHEN FILED MAIL TO:]

Entra Default Solutions, LLC
1355 Willow Way, Suite 115
Concord, California 94520
For Sale Information: (925)272-4993
For Reinstatement / Pay Off Requests: (925)272-4993

T.S. Number: 2019-04836
Loan Number: 1406236556

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/6/2019, **DON LEONARD LAMBERT AND DONALYN STRICKLAND SHERER HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of RICH & KARLSENG, LLC, as Trustee, ATHAS CAPITAL GROUP, INC., A CALIFORNIA CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$613,500.00, payable to the order of ATHAS CAPITAL GROUP, INC., A CALIFORNIA CORPORATION, which Deed of Trust is Recorded on 4/10/2019 as Instrument No: 2019000005140, Official Public Records of Rockwall County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Being Lot 7, Block A, of Wyndemere, an Addition to the City of Heath, Rockwall County, Texas, according to the Map thereof recorded in Cabinet E, Slide 299, of the Plat Records of Rockwall County, Texas.

Commonly known as: **436 WYNDEMERE BOULEVARD, HEATH, TX 75032**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **RANDY DANIEL, CINDY DANIEL, DAVID GARVIN, JACK BECKMAN AND/OR KELLY GODDARD** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **GREEN LAWN MORGAGE LOAN TRUST I, BY US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 4/6/2021 at 12:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Rockwall County, Texas**, the Substitute Trustee will sell the property "At Public Auction to the highest bidder for cash, in **Rockwall, Rockwall County, Texas**, in the area designated by the Commissioners court of such County,

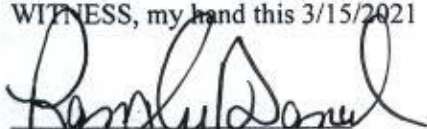


pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

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.

WITNESS, my hand this 3/15/2021



Substituted Trustee

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Address for Trustee or Substitute Trustee
c/o Entra Default Solutions, LLC
1355 Willow Way Suite 115
Concord, CA 94520
925 272-4993