

April 1, 2025  
002201

2 pages

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 11/15/2021	<b>Grantor(s)/Mortgagor(s):</b> KX WEALTH FUND I, LLC
<b>Original Beneficiary/Mortgagee:</b> DLP FIXED FUND 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY	<b>Current Beneficiary/Mortgagee:</b> Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1
<b>Recorded in:</b> <b>Volume:</b> 0510 <b>Page:</b> 0130 <b>Instrument No:</b> 211862	<b>Property County:</b> RUNNELS
<b>Mortgage Servicer:</b> Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1601 LBJ Freeway, Farmers Branch, TX 75234
<b>Date of Sale:</b> 4/1/2025	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> OUTSIDE THE FRONT DOOR OF THE COURTHOUSE, INCLUDING THE FRONT LANDING AND STEPS OF THE COURTHOUSE WHICH FACES US HIGHWAY 67 ALSO KNOWN AS HUTCHINGS AVENUE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Terry Browder, Laura Browder or Jamie Osborne, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. 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 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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 2/12/2025

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Fay Servicing, LLC

Dated: 2/13/25

Printed Name:

Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-24-103731-POS  
Loan Type: Business Purpose Loan

POSTED February 13, 2025  
At 10:00 o'clock A.M.  
Jennifer Hoffpauir  
County Clerk, Runnels County, Texas  
By [Signature] Deputy

## EXHIBIT A

TRACT 7: 212 West Parsonage Street

BEING THE EAST 62' OF THE WEST 112' OF THE SOUTH 96' OF LOT NO. ONE (1), BLOCK NO. SEVEN (7), MURRAY ADDITION TO THE CITY OF WINTERS, RUNNELS COUNTY, TEXAS, AS SHOWN ON THE MAP AND PLAT OF SAID ADDITION RECORDED IN THE COUNTY CLERK'S OFFICE, RUNNELS COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE AS DESCRIBED IN DEED TO ROYAL BISHOP, DATED MAY 3, 1945, AS RECORDED IN VOLUME 202, PAGE 212, DEED RECORDS OF RUNNELS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND 62 FT. BY 96 FT. OUT OF LOT NO. 1, BLOCK 7, MURRAY'S ADDITION TO SAID CITY OF WINTERS, RUNNELS COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A POINT 50 FT. EAST OF THE S.W. CORNER OF SAID LOT NO. 1; THENCE NORTH 96 FT., THENCE EAST 62 FT. TO THE N.W. CORNER OF A 55 FT. BY 96 FT. TRACT CONVEYED TO R. O. ADAMS BY H. M. ROBERTS ET UX; THENCE SOUTH 96 FT., THENCE WEST 62 FT. TO THE PLACE OF BEGINNING.