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9719 State Hwy 276
Royse City, Texas 75189

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.

1. Date, Time, and Place of Sale:

Date: March 4, 2025

Time: the sale will begin at 1:00 PM or not later than three hours after that time.

Place: **The sale will take place at the area immediately outside on the front steps of the Rockwall County Courthouse located at 1111 Yellowjacket Lane, Rockwall, Rockwall County, Texas 75087.**

2. Terms of Sale: Cash

3. Instrument to be foreclosed: The Instrument to be foreclosed is the Deed of Trust dated March 30, 2016 recorded in the real property records of Rockwall County, Texas as instrument no. 20160000005041 and the real property records of Hunt County, Texas as instrument no. 2017-06274 with Tariq Ayman Dibseh and Anna Dibseh as grantors and Relmond D. Halbrook and Marlene Halbrook as mortgagees.

4. Obligations secured: Deed of Trust executed by Tariq Ayman Dibseh and Anna Dibseh, securing the payment of the indebtedness in the original principal amount of \$199,327.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Marlene Halbrook is current mortgagee of the note and Deed of Trust.

5. Property to be sold: The property to be sold is described as:

Lot 5, HONEYCREEK ACRES, an Addition to the City of Royse City, ROCKWALL County, Texas, according to the map or plat thereof recorded in Cabinet B, Page 158, of the Plat Records of Rockwall County, Texas, and also recorded in Volume 400, Page 956, of the Plat Records of Hunt County, Texas.

6. Appointment of Substitute Trustee: On February 26, 2024, Marlene Halbrook removed the original trustee and appointed Andrew D. Thomas as substitute trustee whose address is:

Law Office of Andrew D. Thomas
422 E I-30, Suite F
Royse City, Texas 75189
(469) 965-4500

FILED FOR RECORD
at 9:26 o'clock AM

FEB 05 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by Skinoja

The Appointment of Substitute Trustee was recorded in the real property records of Rockwall County, Texas on February 28, 2024 as instrument no. 20240000003237 and in the real property records of Hunt County on February 27, 2024 as instrument no. 2024-03280.

CERTIFICATE OF POSTING

My name is Rachel Myrick, and my address is Law Office of Andrew D. Thomas, 422 E. I-30, Suite F, Royse City, Texas 75189. I declare under penalty of perjury that on Feb. 5, 2025, I (1) filed this notice of sale at the office of the Rockwall County Clerk, (2) posted this notice of sale at the Rockwall County courthouse, (3) filed this notice of sale at the office of the Hunt County Clerk, and (4) posted this notice of sale at the Hunt County courthouse.

Declarant's Signature:

R Myrick

Declarant's Name:

Rachel Myrick

Date:

2/5/25