

JL Casa Investments, LLC, Noteholder
August REI LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Dartex Holdings Corporation
8111 LBJ Freeway Suite 1460 Dallas TX 75251
Sent via first class mail and CMRR # 9489 0178 9820 3026 1806 90 on 04.16.2024

FILED
2024 APR 16 PM 1:30
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Dartex Holdings Corporation
7522 Holly Hill Dr, Bldg. D Unit 29, Dallas, TX 75231
Sent via first class mail and CMRR # 9489 0178 9820 3026 1807 13 on 04.16.2024

NOTICE OF TRUSTEE'S SALE

WHEREAS Dartex Holdings Corporation and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202000117748, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 7th day of May, 2024

Time: The sale shall begin no earlier than 11:00 A.M.. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Unit No. 29, in Building D, together with its undivided interest in the appurtenant common elements of HOLLY OAKS TOWNHOMES, a Condominium Declaration, recorded in Volume 79179, Page 1377, Condominium Records of Dallas County, Texas - More commonly known as 7522 Holly Hill Dr, Bldg D Unit 29 Dallas, TX 75231

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FILED

NOTICE OF ASSESSMENT LIEN SALE

2024 APR 16 PM 12:41

STATE OF TEXAS §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

WHEREAS, on or about June 21, 2023, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Gary L. Traylor, the present owner of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said Gary L. Traylor has continued to default in the payment of his indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

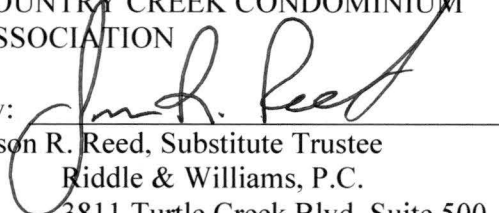
NOW, THEREFORE, notice is hereby given that on Tuesday, May 7, 2024, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

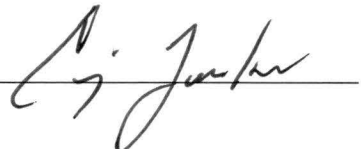
Unit 1241, Building UU, of Country Creek Condominiums, located at 4636 Country Creek Drive, Dallas, TX 75236, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Declaration filed for record on December 28, 1979, and recorded in Volume 79252, Page 0388, Condominium Records, Dallas County, Texas, as amended by instrument recorded in Volume 80063, Page 1866, Deed Records, Dallas County, Texas, together with an undivided .55% interest in the General Common Elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration (4636 Country Creek Drive, #1241)

WITNESS my hand this 15th day of April, 2024

COUNTRY CREEK CONDOMINIUM ASSOCIATION

By: 
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 16 day of April, 2024, at the Dallas County Courthouse in Dallas, Texas.



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 16, 2024

SUBSTITUTE TRUSTEE: SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, CAROL DUNMON, PAYTON HREHA, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: September 11, 2023

Grantor: D2D MANAGEMENT PARTNERS LLC,
a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202300186520, Official Public
Records, Dallas County, Texas

Property:

Being PT Lot 3, in Block E of the Richard Lagow Estate out of the Thomas Lagow League Survey Allotted W.R. Lagow by partition of said estate recorded in Book U, Page 529, of the Minute Book of the 14th District Court of Dallas County, Texas, and being more particularly described in Exhibit "A" attached to the above-referenced Deed of Trust.

NOTE:

Date: September 11, 2023

Amount: \$206,000.00

Debtor: D2D MANAGEMENT PARTNERS LLC,
a Texas limited liability company

2024 APR 16 PM 12:12
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED



Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:

Tuesday, May 7, 2024, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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.

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.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN K WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2024 APR 16 PM 12:32

STATE OF TEXAS

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§

COUNTY OF DALLAS

§

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

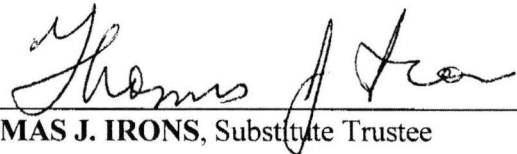
WHEREAS, on May 23, 2022, **ASTON CUSTOM HOMES & DESIGN, INC.**, a Texas corporation (the "Borrower"), executed that certain Deed of Trust (as amended and/or modified, the "Deed of Trust"), granting a lien on certain real property located in Dallas County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with certain other real and personal property described therein (collectively the "Mortgaged Premises"), to secure **ASHWIN BABARIA** ("Lender"), in the payment of that certain Promissory Note (as amended and/or modified, the "Note") of even date therewith in the original principal amount of \$663,948.80 executed by Borrower, the Deed of Trust being recorded as Instrument No. 2022-202200171920, of the Official Public Records of Dallas County, Texas;

WHEREAS, by execution of an Appointment of Substitute Trustee, I, **THOMAS J. IRONS**, have been appointed by Lender as Substitute Trustee under the Deed of Trust; and

WHEREAS, (1) default has occurred in the payment of the indebtedness evidenced by the Note and secured by the Deed of Trust, and in the performance of the covenants, agreements and conditions set forth in the Note and Deed of Trust, (2) past due sums due and payable under the Note and Deed of Trust, and/or secured thereby, are now due and payable, and (3) Lender, the owner and holder of said indebtedness, has required the undersigned, as Substitute Trustee, to sell the Mortgaged Premises pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of May, 2024, no earlier than 10:00 a.m., nor later than 1:00 p.m., I, as Substitute Trustee under the Deed of Trust, will sell the Mortgaged Premises and all of the components thereof and in the area for conducting foreclosure sales at the county courthouse in Dallas County, Texas, as designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

EXECUTED this 16thth day of April, 2024.



THOMAS J. IRONS, Substitute Trustee

Name and address of Substitute Trustee

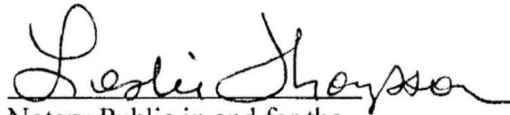
Thomas J. Irons
111 W. John Carpenter Freeway
Dallas, Texas 75039

STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

This instrument was sworn to and acknowledged before me on April 16, 2024, by **THOMAS J. IRONS**, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.



Notary Public in and for the
State of Texas

My commission expires:

11-2-24

Printed Name:

Leslie Thompson

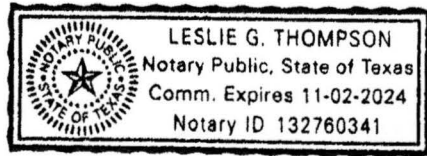


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

WOODLAND HILLS REPLAT
LT 48A ACS 2.8600

INT201600226440 DD08112016 CO-DC
2585000048A.00 22225850000

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BY _____
JOHN F. WARRICK
COUNTY CLERK
DALLAS COUNTY
2024 APR 16 PM 12:10
FILED

WHEREAS, on or about October 30, 2023, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Kay Kreisel, the present owner of said real property, to The 3525 Condominiums Council of Co-Owners (the "Association"); and

WHEREAS, the said Kay Kreisel has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, May 7, 2024, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as on Exhibit A attached hereto (the "Property"):

WITNESS my hand this 16th day of April, 2024

THE 3525 CONDOMINIUMS COUNCIL OF CO-OWNERS

By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 14 day of April, 2024, at the Dallas County Courthouse in Dallas, Texas.

C. J. Jucker

Kay Kreisel
April 16, 2024
Page 4

Exhibit A

Unit 13A Being the following real property of THE 3525 CONDOMINIUMS, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 78002, Page 738, Condominium Records of Dallas Texas, as affected by Amended and Restated Declaration filed 11/01/1978, recorded in Volume 78212, Page 492, Second Amendment filed 08/23/1982, recorded in Volume 82165, Page 981, Second Amendment filed 07/09/1987, recorded in Volume 87131, Page 1915, Real Property Records, Dallas County, Texas, covering building and land located in Dallas County, Texas and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unit described below, in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit (3525 Turtle Creek Boulevard #13A)

FILED

2024 APR 16 AM 11:41

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 12, 2024

Third Lien Deed of Trust:

Date: November 1, 2007

Grantor: Iglesia Del Dios Viviente Seagoville, Inc.

Original Trustee: Michael Ulmer

Substitute Trustee: PLA Services, Inc.

Substitute Trustee's Mailing Address: P.O. Box 9662, Amarillo, Texas 79105-9662

Beneficiary: Church Extension Plan, an Oregon nonprofit corporation

County Where Property Is Located: Dallas County, Texas

Recording Information: Instrument No. 20070403092, of the Official Public Records of Dallas County, Texas.

Property Description: The property more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Note:

Date: November 1, 2007

Amount: \$62,000.00

Debtor: Iglesia Del Dios Viviente Seagoville, Inc.

Holder: Church Extension Plan, an Oregon nonprofit corporation

Date of Sale of Property (first Tuesday of month): Tuesday, May 7, 2024

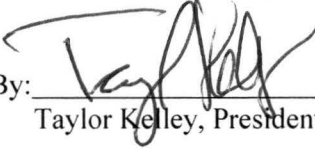
Time of Sale of Property: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

Place of Sale of Property: The area designated by the Dallas County Commissioners Court as the official location for real property foreclosure sales.

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust. Because of that default, the owner and Holder of the Note and Beneficiary under the Deed of Trust has requested Substitute Trustee to sell the Property.

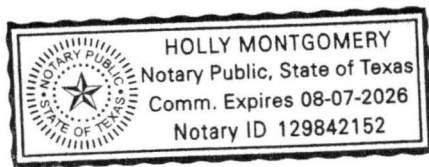
Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.

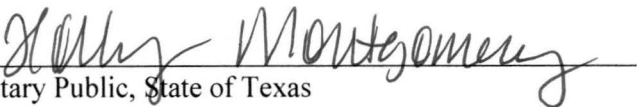
PLA SERVICES, INC., Substitute Trustee

By: 
Taylor Kelley, President

STATE OF TEXAS §
 §
COUNTY OF POTTER §

This instrument was acknowledged before me on the 12th day of April, 2024, by Taylor Kelley, President of PLA SERVICES, INC., a Texas corporation, as Substitute Trustee, on behalf of the corporation.




Notary Public, State of Texas

After recording, return to:

Taylor Kelley
Sprouse Shrader Smith PLLC
P.O. Box 15008
Amarillo, Texas 79105

Exhibit "A"

BEING a tract of land situated in the HERMAN HEIDER SURVEY, ABSTRACT NO. 541, Dallas County, Texas, and being that 4.6 acre tract of land conveyed from Jack Cry to John William Akin and wife, Mary Akin, by Warranty Deed recorded in Volume 69076, Page 0135, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in a fence line on the Northeast line of Block 10 of Sam Sullivan Estates Partition known as Share No. 2 set apart to Mrs. Lou Page in said partition, said iron rod bears South 45 degrees 00 minutes East a distance of 200.00 feet from the intersection of said Northeast line with the Southeast line of New Simonds Road;

THENCE South 45 degrees 00 minutes 00 seconds East a distance of 615.50 feet with said Northeast line and fence line to an iron rod set at a fence corner post for the East corner of said 4.6 acre tract and at an inner corner of a tract of land owned by the United States of America;

THENCE South 43 degrees 47 minutes 00 seconds West a distance of 266.00 feet with a fence line and the Northwest line of said tract owned by the United States of America, to an iron rod set for a corner;

THENCE North 45 degrees 00 minutes 00 seconds West a distance of 819.99 feet with the Southwest line of said 4.6 acre tract to the Southeast line of New Simonds Road to an iron rod for a corner;

THENCE North 44 degrees 50 minutes 00 seconds East a distance of 190.94 feet with said Southeast corner to an iron rod at the North corner of said 4.6 acre tract;

THENCE South 45 degrees 00 minutes 00 seconds East a distance of 200.0 feet to an iron rod for a corner;

THENCE North 44 degrees 45 minutes 00 seconds East a distance of 75.00 feet to the POINT OF BEGINNING and containing 4.648 acres of land, more or less.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

Date: April 12, 2024

2024 APR 16 AM 11:41

Second Lien Deed of Trust:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Date: February 2, 2005

Grantor: Iglesia Del Dios Viviente Seagoville, Inc., formerly known as Iglesia Del Dios Viviente

Original Trustee: Michael Ulmer

Substitute Trustee: PLA Services, Inc.

Substitute Trustee's Mailing Address: P.O. Box 9662, Amarillo, Texas 79105-9662

Beneficiary: Church Extension Plan, an Oregon nonprofit corporation

County Where Property Is Located: Dallas County, Texas

Recording Information: Instrument No. 200503238122, of the Official Public Records of Dallas County, Texas.

Property Description: The property more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Note:

Date: February 2, 2005

Amount: \$192,250.00

Debtor: Iglesia Del Dios Viviente Seagoville, Inc., formerly known as Iglesia Del Dios Viviente.

Holder: Church Extension Plan, an Oregon nonprofit corporation

Date of Sale of Property (first Tuesday of month): Tuesday, May 7, 2024

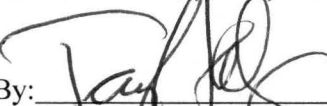
Time of Sale of Property: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

Place of Sale of Property: The area designated by the Dallas County Commissioners Court as the official location for real property foreclosure sales.

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust. Because of that default, the owner and Holder of the Note and Beneficiary under the Deed of Trust has requested Substitute Trustee to sell the Property.

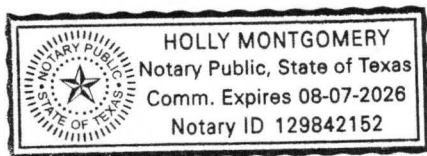
Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.


PLA SERVICES, INC., Substitute Trustee

By: 
Taylor Kelley, President

STATE OF TEXAS §
 §
COUNTY OF POTTER §

This instrument was acknowledged before me on the 12th day of April, 2024, by Taylor Kelley, President of PLA SERVICES, INC., a Texas corporation, as Substitute Trustee, on behalf of the corporation.




Notary Public, State of Texas

After recording, return to:

Taylor Kelley
Sprouse Shrader Smith PLLC
P.O. Box 15008
Amarillo, Texas 79105

Exhibit "A"

BEING a tract of land situated in the HERMAN HEIDER SURVEY, ABSTRACT NO. 541, Dallas County, Texas, and being that 4.6 acre tract of land conveyed from Jack Cry to John William Akin and wife, Mary Akin, by Warranty Deed recorded in Volume 69076, Page 0135, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in a fence line on the Northeast line of Block 10 of Sam Sullivan Estates Partition known as Share No. 2 set apart to Mrs. Lou Page in said partition, said iron rod bears South 45 degrees 00 minutes East a distance of 200.00 feet from the intersection of said Northeast line with the Southeast line of New Simonds Road;

THENCE South 45 degrees 00 minutes 00 seconds East a distance of 615.50 feet with said Northeast line and fence line to an iron rod set at a fence corner post for the East corner of said 4.6 acre tract and at an inner corner of a tract of land owned by the United States of America;

THENCE South 43 degrees 47 minutes 00 seconds West a distance of 266.00 feet with a fence line and the Northwest line of said tract owned by the United States of America, to an iron rod set for a corner;

THENCE North 45 degrees 00 minutes 00 seconds West a distance of 819.99 feet with the Southwest line of said 4.6 acre tract to the Southeast line of New Simonds Road to an iron rod for a corner;

THENCE North 44 degrees 50 minutes 00 seconds East a distance of 190.94 feet with said Southeast corner to an iron rod at the North corner of said 4.6 acre tract;

THENCE South 45 degrees 00 minutes 00 seconds East a distance of 200.0 feet to an iron rod for a corner;

THENCE North 44 degrees 45 minutes 00 seconds East a distance of 75.00 feet to the POINT OF BEGINNING and containing 4.648 acres of land, more or less.

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 12, 2024

2024 APR 16 AM 11:41

First Lien Deed of Trust:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Date: August 1, 2000

Grantor: Iglesia Del Dios Viviente

Original Trustee: Michael Ulmer

Substitute Trustee: PLA Services, Inc.

Substitute Trustee's Mailing Address: P.O. Box 9662, Amarillo, Texas 79105-9662

Beneficiary: Church Extension Plan, an Oregon nonprofit corporation

County Where Property Is Located: Dallas County, Texas

Recording Information: Instrument No. 200001091002, of the Official Public Records of Dallas County, Texas.

Property Description: The property more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Note:

Date: August 1, 2000

Amount: \$121,800.00

Debtor: Iglesia Del Dios Viviente

Holder: Church Extension Plan, an Oregon nonprofit corporation

Date of Sale of Property (first Tuesday of month): Tuesday, May 7, 2024

Time of Sale of Property: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

Place of Sale of Property: The area designated by the Dallas County Commissioners Court as the official location for real property foreclosure sales.

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust. Because of that default, the owner and Holder of the Note and Beneficiary under the Deed of Trust has requested Substitute Trustee to sell the Property.

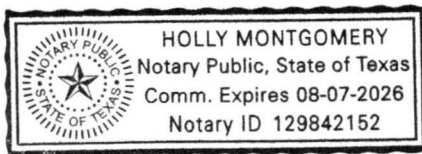
Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.

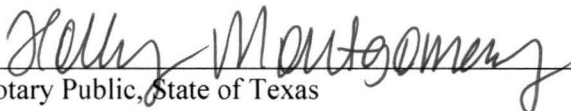
PLA SERVICES, INC., Substitute Trustee

By: 
Taylor Kelley, President

STATE OF TEXAS §
 §
COUNTY OF POTTER §

This instrument was acknowledged before me on the 12th day of April, 2024, by Taylor Kelley, President of PLA SERVICES, INC., a Texas corporation, as Substitute Trustee, on behalf of the corporation.




Notary Public, State of Texas

After recording, return to:

Taylor Kelley
Sprouse Shrader Smith PLLC
P.O. Box 15008
Amarillo, Texas 79105

Exhibit "A"

BEING a tract of land situated in the HERMAN HEIDER SURVEY, ABSTRACT NO. 541, Dallas County, Texas, and being that 4.6 acre tract of land conveyed from Jack Cry to John William Akin and wife, Mary Akin, by Warranty Deed recorded in Volume 69076, Page 0135, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in a fence line on the Northeast line of Block 10 of Sam Sullivan Estates Partition known as Share No. 2 set apart to Mrs. Lou Page in said partition, said iron rod bears South 45 degrees 00 minutes East a distance of 200.00 feet from the intersection of said Northeast line with the Southeast line of New Simonds Road;

THENCE South 45 degrees 00 minutes 00 seconds East a distance of 615.50 feet with said Northeast line and fence line to an iron rod set at a fence corner post for the East corner of said 4.6 acre tract and at an inner corner of a tract of land owned by the United States of America;

THENCE South 43 degrees 47 minutes 00 seconds West a distance of 266.00 feet with a fence line and the Northwest line of said tract owned by the United States of America, to an iron rod set for a corner;

THENCE North 45 degrees 00 minutes 00 seconds West a distance of 819.99 feet with the Southwest line of said 4.6 acre tract to the Southeast line of New Simonds Road to an iron rod for a corner;

THENCE North 44 degrees 50 minutes 00 seconds East a distance of 190.94 feet with said Southeast corner to an iron rod at the North corner of said 4.6 acre tract;

THENCE South 45 degrees 00 minutes 00 seconds East a distance of 200.0 feet to an iron rod for a corner;

THENCE North 44 degrees 45 minutes 00 seconds East a distance of 75.00 feet to the POINT OF BEGINNING and containing 4.648 acres of land, more or less.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 12, 2024

DEED OF TRUST:

Date: June 13, 2019

Grantor: DOUGLAS VINSON and CANDIA VINSON

Grantor's County: DALLAS

Beneficiary: BAY MOUNTAIN FUND I, LLC

Trustee: BRUCE WAYNE CORLEY

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, ED
HENDERSON, GEORGE HAWTHORNE, and ANDREW
MILLS-MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 201900156986, Real Property Records, Dallas County,
Texas.

PROPERTY:

BEING THE FOLLOWING REAL PROPERTY OF FAULKNER POINT
CONDOMINIUM, A CONDOMINIUM CREATED PURSUANT TO THE
CONDOMINIUM DECLARATION AND MAP RECORDED IN VOLUME 80172,
PAGE 3996, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS AND RE-
FILED IN INSTRUMENT RECORDED IN IN VOLUME 80178, PAGE 2354, AS
AFFECTED BY SUPPLEMENTAL DECLARATION OF ANNEXATION AND
AMENDMENT FILED 12/10/1980, RECORDED IN VOLUME 80241, PAGE 673;
SUPPLEMENTAL DECLARATION OF ANNEXATION AND MERGER FILED
04/14/1981, RECORDED IN VOLUME 81073, PAGE 1301; SUPPLEMENTAL
DECLARATION OF ANNEXATION AND MERGER 07/31/1981, RECORDED IN
VOLUME 81149, PAGE 2074; AMENDMENT AND SUPPLEMENTAL
DECLARATION FILED 04/16/1981, RECORDED IN VOLUME 81075, PAGE 2571;

BY JEC DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2024 APR 15 PM 12: 21

FILED

AMENDMENT TO SUPPLEMENTAL DECLARATION OF ANNEXATION AND MERGER FILED 10/27/1981, RECORDED IN VOLUME 81210, PAGE 2406, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, COVERING A BUILDING AND LAND LOCATED IN DALLAS COUNTY, TEXAS AND DESCRIBED IN SUCH DECLARATION, TOGETHER WITH AN UNDIVIDED INTEREST, APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED BELOW, IN AND TO THE COMMON ELEMENTS IN THE PERCENTAGE DESIGNATED FOR THE RESIDENTIAL UNIT ON EXHIBIT "C" ATTACHED TO THE DECLARATION. RESIDENTIAL UNIT: UNIT 204, BUILDING F.

NOTE SECURED BY DEED OF TRUST:

Date: June 13, 2019

Original Principal Amount: \$62,400.00

Holder: BAY MOUNTAIN FUND I, LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 7th day of May, 2024.

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Dallas County, Dallas, Texas, at area designated by County Commissioners for said sales.

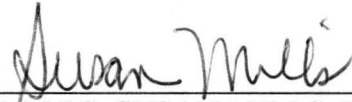
The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, ED
HENDERSON, GEORGE HAWTHORNE,
and ANDREW MILLS-MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964