

AFTER RECORDING, RETURN TO;

David R. Cragle
David R. Cragle, Esq., P.C.
1909 Woodall Rodgers Fwy, Suite 200
Dallas, Texas 75201

SPACE ABOVE LINE FOR USE OF RECORDER

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

Property: A 3.45 acre parcel of real property commonly and generally known as 9910 Inwood, Dallas, Texas, being specifically described in Exhibit A attached hereto (the "Property").

The Trustee's Sale will convey all property interests covered by the vendor's lien retained in deed and the deed of trust (described in Section 4 below), being located in Dallas County, Texas.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, April 2, 2024

Time: The sale shall begin no earlier than 10:00 A.M. CDT or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M. CDT.

Place: George Allen Courts Building, 600 Commerce St., Dallas, Texas, at the following location:

North Side of the George Allen Courts Building facing 600 Commerce Street, below the overhang, or such other location as designated by the County Commissioners, in the City of Dallas, Dallas County, Texas.

Pursuant to the provisions of Texas Property Code Section 51.002(a), Trustee will simultaneously conduct a single foreclosure sale of Beneficiary's vendor's lien retained in deed and its lien under the Deed of Trust, against the entire property at the Trustee Sale noticed herein.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

MAR - 8 AM 11:38

FILED

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note, up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Otherwise, all those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

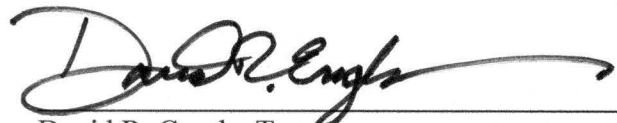
The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **Type of Sale.** The sale is a nonjudicial foreclosure sale of (a) vendor's lien and superior title retained in the Deed to Dominion North Dallas Properties, LP, a Texas limited partnership ("Beneficiary") therein, being recorded under Document No. 202100196775 in the Official Records of Dallas County, Texas ("Vendor's Lien"), and (b) deed of trust lien and security interest being conducted pursuant to the power of sale granted by deed of trust, security agreement and financing statement executed by Sharjeel Surani and Nazreen Merchant, as co-grantors ("Obligors"), to Beneficiary, being recorded under Document No. 202100196776 in the Official Records of Dallas County, Texas (the "Deed of Trust").

5. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively the "Obligations") including but not limited to (1) indebtedness evidenced by Promissory Note dated June 30, 2021 ("Note") in the Original Principal Amount of USD \$4,150,000.00 (the "Indebtedness"), payable to Lender executed by Obligor, and (2) all funds advanced pursuant to the Note or the Deed of Trust. Lender is the current owner and holder of the Obligations and is the Beneficiary of the Vendor's Lien and under the Deed of Trust.

6. **Default and Request To Act.** Default has occurred under the Note and Deed of Trust, Lender has elected to accelerate all obligations thereunder, making the outstanding balance, including, without limitation, all principal, accrued unpaid interest, late fees, attorney's fees, costs and trustee's fees with respect thereto, presently wholly due and payable, and the Beneficiary has requested me, as trustee, to conduct the foreclosure sale noticed herein. Notice is given that before the sale the Beneficiary may appoint another person as substitute trustee to conduct the sale.

DATED this the 8th day of March, 2024.



David R. Cragle, Trustee
1909 Woodall Rodgers Fwy, Suite 200
Dallas, Texas 75201
Telephone: 713/662-2400
Facsimile: 281/596-7531

EXHIBIT A

REAL PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE JOHN HOWELL SURVEY, ABSTRACT NO. 580, DALLAS COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND CONVEYED TO DOMINION NORTH DALLAS PROPERTIES, LP, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 200900136745, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT, A 5/8 INCH IRON ROD WITH CAP (DEFACED) FOUND FOR THE MOST SOUTHWESTERLY CORNER OF SAID DOMINION NORTH DALLAS PROPERTIES, LP AND THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO GINA E. BETTS, TRUSTEE OR ANY SUBSTITUTE TRUSTEE OF THE 9806 INWOOD ROAD TRUST, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 201500092412, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID BEING IN THE EAST LINE OF INWOOD ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE N 00° 28' 46" W, ALONG SAID EAST LINE OF INWOOD ROAD, A DISTANCE OF 357.56 FEET TO A 1/2 INCH IRON ROD WITH CAP, STAMPED "ROOME" FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ROAD DISTRICT NO.1 OF DALLAS COUNTY, ACCORDING TO THE DOCUMENT OF RECORD FILED IN VOLUME 4918, PAGE 287, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE COMMON LINES OF SAID DOMINION NORTH DALLAS PROPERTIES, LP TRACT AND SAID ROAD DISTRICT NO.1 OF DALLAS COUNTY TRACT, THE FOLLOWING COURSES AND DISTANCES;

N 88° 11' 47" E, A DISTANCE OF 10.00 FEET TO A 1/2 INCH IRON ROD FOUND

N 00° 38' 23" W, A DISTANCE OF 71.62 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "AB&A" FOUND FOR THE MOST SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED TO THE COUNTY OF DALLAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN VOLUME 2002105, PAGE 100, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE COMMON LINES OF SAID DOMINION NORTH DALLAS PROPERTIES, LP TRACT AND SAID COUNTY OF DALLAS TRACT, THE FOLLOWING COURSES AND DISTANCES;

N 10° 19' 40" E, A DISTANCE OF 17.98 FEET TO A "X" CUT FOUND ON CONCRETE;

N 00° 32' 25" W, A DISTANCE OF 149.20 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "AB&A";

N 31° 22' 46" E, A DISTANCE OF 25.27 FEET TO A "V" CUT FOUND ON CONCRETE FOR THE NORTH COMMON CORNER SAID DOMINION NORTH DALLAS PROPERTIES, LP TRACT AND SAID COUNTY OF DALLAS TRACT, ALSO BEING A POINT ON THE SOUTH LINE OF AN EASEMENT FOR STREET PURPOSES, FOR WALNUT HILL LANE, TO THE CITY OF DALLAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN VOLUME 69056, PAGE 1540, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE S 89° 24' 01" E, WITH THE NORTH LINE OF SAID DOMINION NORTH DALLAS PROPERTIES, LP TRACT, AND THE SOUTH LINE OF SAID EASEMENT FOR STREET PURPOSES, A DISTANCE OF 275.50 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "AG PROP COR" SET, FROM WHENCE A 1/2 INCH IRON ROD WITH CAP STAMPED "AEC" FOUND BEARS S 89° 24' 01" E, A DISTANCE OF 105.82 FEET FOR THE NORTHEAST CORNER OF SAID DOMINION NORTH DALLAS PROPERTIES, LP TRACT;

THENCE, LEAVING THE NORTH LINE OF SAID DOMINION NORTH DALLAS PROPERTIES, LP TRACT, AND THE SOUTH LINE OF SAID EASEMENT FOR STREET PURPOSES, OVER AND ACROSS SAID DOMINION NORTH DALLAS PROPERTIES, LP TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 00° 36' 02" W, A DISTANCE OF 325.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "AG PROP COR" SET FOR CORNER;

S 02° 03' 12" E, A DISTANCE OF 151.56 FEET TO THE APPROXIMATE CENTERLINE OF BACHMAN CREEK, SAME BEING THE SOUTHEAST CORNER OF SAID DOMINION NORTH DALLAS PROPERTIES, LP TRACT, THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO GINA E. BETTS, TRUSTEE OR ANY SUBSTITUTE TRUSTEE, OF THE 9806 INWOOD ROAD TRUST, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 201900184605, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO GINA E. BETTS, TRUSTEE OR ANY SUBSTITUTE TRUSTEE, OF THE 9806 INWOOD ROAD TRUST, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 201500092412, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; AND THE MOST SOUTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO DOMINION NORTH DALLAS PROPERTIES, LP, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 201900074326, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE APPROXIMATE CENTERLINE OF BACHMAN CREEK, BEING THE NORTH LINE OF SAID GINA E. BETTS TRACT, FILED IN DOCUMENT NUMBER 201900184605, THE FOLLOWING COURSES AND DISTANCES:

N 73° 35' 59" W, A DISTANCE OF 69.75 FEET TO A POINT FOR CORNER; S 37° 04' 59" W, A DISTANCE OF 93.21 FEET TO A POINT FOR CORNER;

THENCE S 89° 25' 17" W, LEAVING THE APPROXIMATE CENTERLINE OF BACHMAN CREEK, PASSING AT 20.00 FEET, A 1/2 INCH IRON ROD WITH CAP STAMPED "AG PROP COR" SET FOR REFERENCE (POINT ON LINE), AND CONTINUING FOR A TOTAL DISTANCE OF 166.26 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "DAA" FOUND FOR THE NORTHWEST CORNER OF SAID GINA E. BETTS TRACT, FILED IN DOCUMENT NUMBER 201900184605;

THENCE S 00° 28' 46" E, ALONG THE WEST LINE OF SAID GINA E. BETTS TRACT, FILED IN DOCUMENT NUMBER 201900184605, A DISTANCE OF 82.13 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "DAA" FOUND, FOR THE SOUTHWEST CORNER OF SAID GINA E. BETTS TRACT, FILED IN DOCUMENT NUMBER 201900184605, ALSO BEING ON THE NORTH LINE OF SAID GINA E. BETTS TRACT, FILED IN DOCUMENT NUMBER 201500092412;

THENCE S 89° 18' 44" W, ALONG THE NORTH LINE OF SAID GINA E. BETTS TRACT, FILED IN DOCUMENT NUMBER 201500092412, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 150,321 SQUARE FEET OR 3.45 ACRES OF LAND.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2024 MAR 11 PM 12: 24

DATE: March 8, 2024

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

DEED OF TRUST:

Date: December 22, 2021

Grantor: 2304 LIMITED PARTNERSHIP

Grantor's County: JOHNSON

Beneficiary: BAY MOUNTAIN FUND I LLC

Trustee: ROBERT E. BLACK

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. 202100383211, Real Property Records, Dallas County,
Texas.

PROPERTY:

Being 7.722 acres, more or less, and an easement estate, in the Edward B. Wooten
Survey, Abstract No. 1519, Dallas County, Texas, and being the same property described
on Exhibit A to Deed of Trust recorded under Document No. 202100383211, Official
Public Records of Dallas County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: December 22, 2021

Original Principal Amount: \$4,500,000.00

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.): 2nd day of April, 2024.

PLACE OF SALE OF PROPERTY (including county):

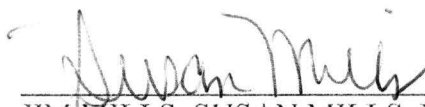
County Courthouse of Dallas County, Dallas, Texas, at area designated by County Commissioners for said sales.

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, ANDREW MILLS-
MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: MARCH 8, 2024

NOTE: Note, as renewed, modified, or extended, described as follows:

Date: September 27, 2021
Maker: Final 4 Construction and Management Services, LLC d/b/a Final 4 Investments, LLC
Payee: Finance America Commercial, LLC
Original Principal Amount: \$116,250.00

DEED OF TRUST: Deed of Trust described as follows:

Date: September 27, 2021
Grantor: Final 4 Construction and Management Services, LLC d/b/a Final 4 Investments, LLC
Trustee: Roberts & Willie, PLLC
Beneficiary: Finance of America Commercial, LLC
Recorded: Document No. 202100295632 Real Property Records, DALLAS County, Texas

FILED
2024 MAR 11 AM 10:05
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VIII-A

BORROWER: Final 4 Construction and Management Services, LLC d/b/a Final 4 Investments, LLC

PROPERTY: The real property described as follows:

Legally described as:

BEING out of Block 1725 and out the two acre tract conveyed to Sarah and James Greer to Smith and Allen as per deed recorded in the deed records of Dallas County, Texas, being described as follows:

92328.549.00

BEGINNING at a point on the west or westerly line of Kynard St., 350 feet Southeast from the intersection of said line of Kynard St. with the south line of Reaves St.;

THENCE Southeast along said line of Kynard St. 50 feet to a stake for corner;

THENCE Southwest parallel with the South line of Reaves St., and at right angles to Kynard St., 150 feet to a stake for corner;

THENCE in a Northwesterly direction parallel with the West line of Kynard St, 50 feet to a stake for corner;

THENCE in a Northeasterly direction parallel with Reaves St., 150 feet to the Place of Beginning, and being the same property conveyed to Taylor Kellum by W.D. Kynder by deed dated March 8, 1973, which deed is recorded in the Deed Records of Dallas County, Texas, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER, KELLY GODDARD

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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

APRIL 2, 2024, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In DALLAS County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust

92328.549.00

and applicable law.

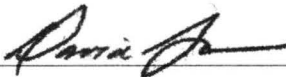
Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

EXECUTED effective as of MARCH 8, 2024.

SUBSTITUTE TRUSTEE

Sign: 

Print: David Garvin

NOTICE OF SUBSTITUTION & SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

Original Deed of Trust Information

Date: 3/26/2019
Grantor(s): Sherice Partee
Original Beneficiary: Montauk Interest, LLC
Original Principal Amount: \$70557

Property:

- 1:SHADY HILLS
- 2:BLK C/6263 LOT 18
- 3:
- 4:INT201900278166 DD03282019 CO-DC

locally known as 120 Palm Oak Dr Dallas, TX 75217

Sale Information

Original Trustee:

Substitute Trustee: John H Carney (additionally Mark Stromberg and/or Brett Field)

S Trustee Address: 10541 Berry Knoll Drive, Dallas, TX 75230

Date of Sale: Tuesday, April 2, 2024

Time of Sale: The sale shall begin no earlier than 10:00 a.m., and no later than three hours thereafter.

Place of Sale: THE SALE(S) TAKES PLACE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING 600 COMMERCE STREET BELOW THE OVERHANG, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

WHEREAS, the above-named Grantor(s) (the "Grantor") previously conveyed the above-described property (the "Property") in trust to secure payment of the promissory note (the "Note") set forth in the above-described Deed of Trust (the "Deed of Trust");

WHEREAS, the above-named Current Beneficiary (the "Beneficiary") is legal owner and holder of the Note; and;

WHEREAS, the Beneficiary declared a default in the payment of installments and property taxes and other provisions required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Beneficiary accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable; and

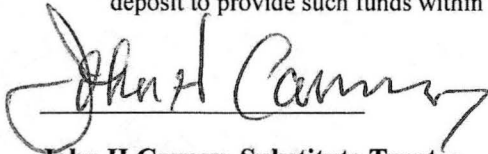
WHEREAS, the undersigned has been requested to provide these notices on behalf of the Beneficiary;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that;

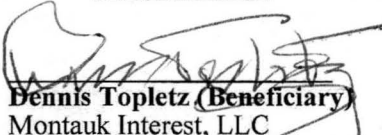
2024 MAR -8 PM 3:16
 JOHN F. WARREN
 COUNTY CLERK
 DALLAS COUNTY
 BY _____ DEPUTY

FILED

1. Beneficiary has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. The property will be sold to the highest bidder for cash.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", and no representation is made concerning the quality or nature of title to be acquired or physical condition of property. Purchasers will receive whatever interest or rights the Grantor(s) of the note and/or the Beneficiary of said note had.
5. Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.
6. All bidders must bid based on having cash in hand at such auction, or provide a \$5,000 non-refundable hold deposit to provide such funds within 1 hour of such sale.



John H Carney, Substitute Trustee
10541 Berry Knoll Drive, Dallas, TX 75230
Phone: (214)549-0555 Email: jhcblue@gmail.com

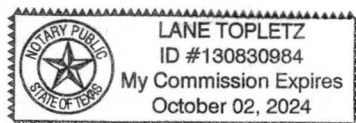


Dennis Topletz (Beneficiary)
Montauk Interest, LLC
7509 Inwood Road, Dallas, TX 75209

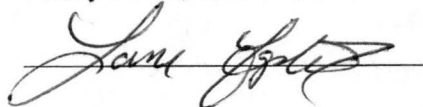
(Acknowledgement)

STATE OF TEXAS
COUNTY OF DALLAS

On this personally appeared before me John H Carney, in the capacity stated therein, to me known to be the individual(s) described hereinabove and who executed the foregoing instrument, and acknowledged that he signed and acknowledged the same. GIVEN under my hand and official seal on this date of March 5, 2024, NOTARY PUBLIC in and for the State of Texas



Notary Public, State of Texas



TB

NOTICE OF SUBSTITUTION & SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

Original Deed of Trust Information

Date: 3/12/2014
Grantor(s): Willie Green
Original Beneficiary: Dennis Topletz
Original Principal Amount: \$51500

Property:
GARDENSIDE; BLK 3/4463 LOT 4, INT201400075531 DD03122014 CO-DC
locally known as 3823 Kenilworth Dallas, TX 75210

Sale Information

Original Trustee:

Substitute Trustee: John H Carney (additionally Mark Stromberg and/or Brett Field)

S Trustee Address: 10541 Berry Knoll Drive, Dallas, TX 75230

Date of Sale: Tuesday, April 2, 2024

Time of Sale: The sale shall begin no earlier than 10:00 a.m., and no later than three hours thereafter.

Place of Sale: THE SALE(S) TAKES PLACE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING 600 COMMERCE STREET BELOW THE OVERHANG, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

WHEREAS, the above-named Grantor(s) (the "Grantor") previously conveyed the above-described property (the "Property") in trust to secure payment of the promissory note (the "Note") set forth in the above-described Deed of Trust (the "Deed of Trust");

WHEREAS, the above-named Current Beneficiary (the "Beneficiary") is legal owner and holder of the Note; and;

WHEREAS, the Beneficiary declared a default in the payment of installments and property taxes and other provisions required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Beneficiary accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable; and

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Beneficiary;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that;

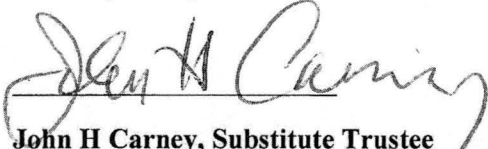
- Beneficiary has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.

BY _____ DEPUTY
 JOHN F. WARREN
 COUNTY CLERK
 DALLAS COUNTY

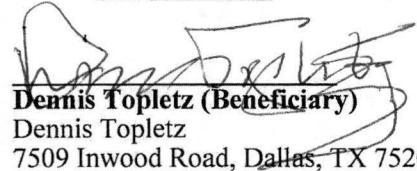
2024 MAR -8 PM 3:16

FILED

2. The property will be sold to the highest bidder for cash.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", and no representation is made concerning the quality or nature of title to be acquired or physical condition of property. Purchasers will receive whatever interest or rights the Grantor(s) of the note and/or the Beneficiary of said note had.
5. Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.
6. All bidders must bid based on having cash in hand at such auction, or provide a \$5,000 non-refundable hold deposit to provide such funds within 1 hour of such sale.



John H Carney, Substitute Trustee
10541 Berry Knoll Drive, Dallas, TX 75230
Phone: (214)549-0555 Email: jhcblue@gmail.com

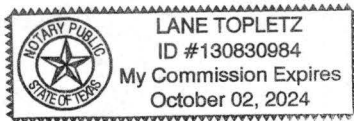


Dennis Topletz (Beneficiary)
Dennis Topletz
7509 Inwood Road, Dallas, TX 75209

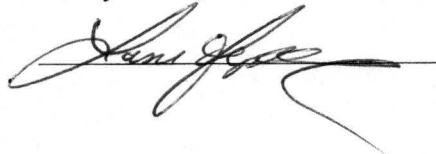
(Acknowledgement)

**STATE OF TEXAS
COUNTY OF DALLAS**

On this personally appeared before me John H Carney, in the capacity stated therein, to me known to be the individual(s) described hereinabove and who executed the foregoing instrument, and acknowledged that he signed and acknowledged the same. GIVEN under my hand and official seal on this date of March 5, 2024, NOTARY PUBLIC in and for the State of Texas



Notary Public, State of Texas



STATE OF TEXAS

§

COUNTY OF DALLAS

§

§

NOTICE OF FORECLOSURE SALE

FILED
2024 MAR -7 PM 2:51
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Dallas County, Texas and more fully described as:

8110 Skillman Street #2020, Dallas, TX 75231; a/k/a

Unit 2020, Building D, of Windtree Condominiums, a Condominium created pursuant to the Condominium Declaration and Map recorded in Volume 80098, Page 1252, Condominium Records of 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;

2. **Owner(s):** Shabana Gohar Tunio

3. **Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, April 2, 2024

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Dallas County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.


The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of record affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Windtree Homeowners Association, Inc. a/k/a Windtree Condominiums for the failure of the above-referenced owner(s) to pay assessments and related charges against the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$9,453.21, as of February 23, 2024.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: February 23, 2024



**Jack Manning, Casey Meyers, Lance Erickson,
Philip Traynor, Shannon Spizman, Vrutti
Patel, and Jennifer Chacko, Attorneys &
Substitute Trustees**

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – Telephone
(214) 821-3800 – Facsimile

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE-NAMED ASSOCIATION.

FILED

STATE OF TEXAS

§

2024 MAR -7 PM 2:51

COUNTY OF DALLAS

§

§

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF FORECLOSURE SALE BY _____ DEPUTY

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Dallas County, Texas and more fully described as:

8110 Skillman Street #2062, Dallas, TX 75231; a/k/a

Unit 2062, Building K, of Windtree Condominiums, a Condominium created pursuant to the Condominium Declaration and Map recorded in Volume 80098, Page 1252, Condominium Records of 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;

2. **Owner(s):** Shabana Gohar Tunio

3. **Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, April 2, 2024

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Dallas County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

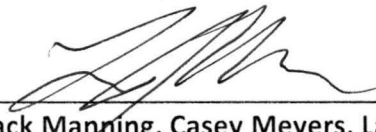
The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of record affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Windtree Homeowners Association, Inc. a/k/a Windtree Condominiums for the failure of the above-referenced owner(s) to pay assessments and related charges against the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$2,257.63, as of February 23, 2024.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: February 23, 2024



**Jack Manning, Casey Meyers, Lance Erickson,
Philip Traynor, Shannon Spizman, Vrutti
Patel, and Jennifer Chacko, Attorneys &
Substitute Trustees**

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – Telephone
(214) 821-3800 – Facsimile

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE-NAMED ASSOCIATION.