

NOTICE OF FORECLOSURE SALE

Re: Richardson Medical Center Condominium; 375 Municipal Drive, Suite 218, Richardson, Texas 75080

DATE: April 16, 2023

DEFINED TERMS

DEBTOR:

WBL SPO I, LLC
P.O. Box 479
Elmsford, NY 10523

**VIA CMRRR 9414 7266 9904 2181 6814 48
and First-Class Mail**

ASSOCIATION: Richardson Medical Center Condominium Association
375 Municipal Drive
Richardson, Texas 75080

ASSESSMENTS:

Pursuant to Texas Property Code § 82.113, "assessments" means regular and special assessments, dues, fees, charges, interest, late fees, fines, collection costs, attorney's fees, and any other amount due to the Association by the unit owner or levied against the unit by the Association, all of which are enforceable as assessments.

ASSESSMENTS DUE:

All assessments which are owed to the Association as described in Exhibit A, together with all additional amounts accruing and owed through the time of full payment, pursuant to the Governing Documents and law.

GOVERNING DOCUMENTS:

Richardson Medical Center Condominium Declaration filed for record on April 29th, 1981 under Volume 81083 Page 2047 of the Condominium Records of Dallas County, Texas, including any amendments thereto and all other recorded documents governing, evidencing, administering, or securing Association assessments.

SECURITY PROPERTY:

Property known as 375 Municipal Drive, Unit Nos. 4, 5, and 6, Floor 2, Suite 218, Richardson, Texas 75080 and legally described as follows:

UNIT NOS. 4, 5, AND 6, FLOOR 2, together with its undivided interest (solely with regard to and solely as such interest pertains to Units 4, 5 and 6, Floor 2) in and to the general and limited common elements of Richardson Medical Center Condominium, a leasehold condominium regime in the City of Richardson, Dallas County, Texas, according to the Condominium Declarations, dated April 10, 1981, recorded in Volume 81083, Page 2047, of the Real Property Records of Dallas County, Texas, as amended by instruments recorded in Volume 82131, Page 614;

FILED
2023 APR 16 AM 9:03
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY

Volume 82158, Page 3466; Volume 83224, Page 3650; Volume 85242, Page 2083; and Volume 91006, Page 4678, of the Real Property Records of Dallas County, Texas.

FORECLOSURE SALE:

Date: May 7, 2024

Time: The sale of the property will be held between the hours of 10:00 A.M and 4:00 P.M. local time; **the earliest time at which the foreclosure sale will begin is 10:00 A.M. and not later than three hours thereafter.**

Place: The County Courthouse in Dallas County, Texas, in the area of the courthouse designated by the commissioners court of such county as the place where public sales of real property under a power of sale conferred by a valid lien are to take place.

Association's Substitute Trustees: John D. Fraser
Luc J. Whyte
2500 Dallas Parkway, Suite 600
Plano, Texas 75093

Terms of Sale: The non-judicial Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the bid may be by credit against the indebtedness secured by the lien.

Default has occurred pursuant to the Governing Documents of the Richardson Medical Center Condominium Association. Because of that default, the Richardson Medical Center Condominium Association has requested Substitute Trustee(s) to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Governing Documents of the Richardson Medical Center Condominium Association, and applicable Texas law.

If the Richardson Medical Center Condominium Association passes the Foreclosure Sale, 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.

The Foreclosure Sale will be made subject expressly to any title matters set forth in the Governing Documents of the Richardson Medical Center Condominium Association, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters affecting the Property, if any, to the extent that they remain in force and effect. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest. Prospective bidders are strongly encouraged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold “AS IS,” **without any express or implied warranties, except to the warranties (if any) provided for under the Governing Documents of the Richardson Medical Center Condominium Association.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 ASSOCIATION’S SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PPROPERTY DESCRIBED IN THE GOVERNING DOCUMENTS INDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ASSOCIATION.

/s/ John D. Fraser _____
John D. Fraser
Attorney and Substitute Trustee
for Richardson Medical Center
Condominium Association

FILED

NOTICE OF FORECLOSURE SALE

2024 APR 16 AM 8:16

AND

APPOINTMENT OF SUBSTITUTE TRUSTEE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

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.

Deed of Trust:

Dated: February 2, 2022 (on or about)
Grantor: A's Home Remodeling LLC
Trustee: David Gibson
Current Lender: B. Mann Properties LLC
Current Servicer: Black Label Capital, LLC
Recorded in: Instrument No. 202200031919 recorded on February 2, 2022 in the real property records of Dallas County, Texas.

Legal Description: Lot 1, in Block B, of N.C.A. Addition, an addition in the City of Richardson, Dallas County, Texas, according to the map or plat thereof recorded in Volume 79131, Page 1669, of the Deed Records of Dallas County, Texas.

More commonly known as: 1931 Life Avenue, Dallas, Texas 75212

Foreclosure Sale:

Date: Tuesday, May 7, 2024
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
Place: The George Allen Courts Building at 600 Commerce Street, Dallas, Texas 75202 outside the north side of the George Allen Courts Building, facing Commerce Street., or in the area otherwise designated by the Commissioner's Court pursuant to §51.002 of the Texas Property Code as amended.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: David R. Gibson, Reagan R. Herod, Lauren M. Upshaw, Taylor J. Monroe, Leah Duncan Bundage, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen.

Default has occurred in the payment of the promissory note secured by the Deed of Trust, and in the performance of the obligations set forth in the Deed of Trust. Because of that default, Lender, the owner and holder of said promissory note and Deed of Trust, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "**AS IS**" **without any expressed or implied warranties**, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. 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.

Dated: April 15, 2024

Respectfully submitted,



David R. Gibson
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Dallas, Texas 75248
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