

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 3022 1519 91 on 03.12.2024

FILED  
2024 MAR 12 PM 3:12  
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 3022 1518 61 on 03.12.2024

### 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 2<sup>nd</sup> day of April, 2024

Time: The sale shall begin no earlier than 12:00 P.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.



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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 MAR 12 PM 12:54

STATE OF TEXAS

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§  
§

COUNTY OF DALLAS

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY DEPUTY

WHEREAS, on or about October 31, 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 Nathan Cross and Daniel Tritschler, the present owners of said real property, to River Oaks Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Nathan Cross and Daniel Tritschler have continued to default in the payment of their 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;

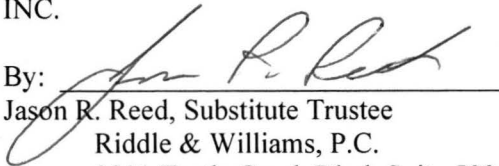
NOW, THEREFORE, notice is hereby given that on Tuesday, April 2, 2024, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, 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 105, Building D, Being the following real property of River Oaks Condominiums, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 79126, Page 244, Condominium Records of Dallas County, Texas, as affected by Correction Declaration filed 12/05/1979, recorded in Volume 79238, Page 1709; Amendment filed 01/07/1981, recorded in Volume 81004, Page 2069, 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 (4837 Cedar Springs Road #105)

WITNESS my hand this 12<sup>th</sup> day of March, 2024

RIVER OAKS HOMEOWNERS ASSOCIATION,  
INC.

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 12 day of March, 2024, at the Dallas County Courthouse in Dallas, Texas.



FILED

2024 MAR 12 PM 12:53

**NOTICE OF ASSESSMENT LIEN SALE**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

STATE OF TEXAS                    §  
  §  
COUNTY OF DALLAS               §

WHEREAS, on or about March 13, 2020, 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 Oscar Montoya Lopez and Lorena Govea, the present owners of said real property, to Hacienda Del Sol I & II HOA, Inc. (the "Association"); and

WHEREAS, the said Oscar Montoya Lopez and Lorena Govea have continued to default in the payment of their 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;

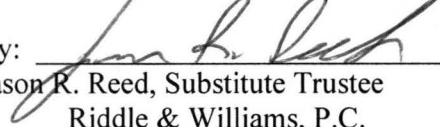
NOW, THEREFORE, notice is hereby given that on Tuesday, April 2, 2024, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, 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:

Lot 14, Block B, of Hacienda Del Sol, Phase 1, and Final Plat, an addition to Dallas County, Texas, according to the map or plat thereof recorded in Volume 49947, Page 2006 of the Plat Records of Dallas County, Texas. (1236 Galicia Lane)

WITNESS my hand this 12<sup>th</sup> day of March, 2024

HACIENDA DEL SOL I & II HOA, INC.

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 12 day of March, 2024, at the Dallas County Courthouse in Dallas, Texas.



CAUSE NO. DC-22-04478

IN RE: ORDER FOR FORECLOSURE  
CONCERNING

1236 Galicia Lane  
Dallas, TX 75217

UNDER TEX. R. CIV. PROC. 736

AND OSCAR MONTOYA LOPEZ AND  
LORENA GOVEA

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IN THE DISTRICT COURT OF

DALLAS COUNTY, TEXAS

116TH JUDICIAL DISTRICT

**DEFAULT ORDER FOR FORECLOSURE**

On April 27, 2022, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action was presented to the Court. **Hacienda Del Sol I & II HOA, Inc.** (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 1236 Galicia Lane, Dallas, Texas 75217, and further described as follows:

Lot 14, Block B, of Hacienda Del Sol, Phase 1, and Final Plat, an addition to Dallas County, Texas, according to the map or plat thereof recorded in Volume 49947, Page 2006 of the Plat Records of Dallas County, Texas. (1236 Galicia Lane) (hereinafter the "Property").

The Court finds that the Association's Application for Foreclosure complies with Rule 736.1 of the Tex. R. Civ. Proc. and was properly served in accordance with Rule 736.4 of the Tex. R. Civ. Proc. The Court further finds that Respondent(s) have not previously filed a response, and the return of service has been on file with the clerk of the Court for at least 10 days before the date of this Order. The Court finds that the name and last known address of each respondent is as follows:

Oscar Montoya Lopez  
1236 Galicia Lane  
Dallas, Texas 75217

Lorena Govea  
1236 Galicia Lane  
Dallas, Texas 75217

Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute prima facie evidence of the truth of the matters alleged. The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondents' acquisition of the Property, Respondents agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article IV of the Declaration.
5. Article IV, Section 4.1 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article IV, Section 4.8 of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.

7. During the period of Respondents' ownership, Respondents have been assessed maintenance fees in a non-discriminatory manner based on Respondents' ownership of the Property.
8. Article IV, Section 4.1 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of April 14, 2022, Respondents were 48 months in default in their obligations to the Association for a total of Seven Thousand Two Hundred and Eighty Two Dollars and Eighty Three Cents (\$7,282.83).
10. Respondents have been notified of the amounts due and unpaid attributed to Respondents' failure to pay the assessments and other charges by notice letter dated December 13, 2019.
11. A Notice of Lien was filed on or about March 13, 2020 at Instrument No. 202000072977 in the office of the County Clerk of Dallas County, Texas, and Respondents were notified of same by letter dated March 12, 2020.
12. The Association afforded Respondents thirty (30) days to cure the default pursuant to the March 12, 2020 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

**THE COURT THEREFORE GRANTS** the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.



**IT IS THEREFORE ORDERED** that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

**IT IS FURTHER ORDERED** that the Association shall send Respondents a copy of this Order with the notice of foreclosure sale sent to Respondents; and

**IT IS FURTHER ORDERED** that the Association may communicate with Respondents and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON July 13, 2022

  
JUDGE PRESIDING