

FILED

2024 APR 12 PM 4:58  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by certain Deed of Trust, Security Agreement and Assignment of Rents executed as of APRIL 25, 2018, and filed for record under County Clerk No. 201800109926 in the Official Public Records of DALLAS County, Texas (the "Deed of Trust"), SUSTAITA PROPERTIES, LLC, a Texas limited liability company, as Grantor ("Grantor"), conveyed to THOMAS J. IRONS, as Trustee, for the benefit of REGIONS BANK, an Alabama state banking corporation ("Lender"), certain real property situated in DALLAS County, Texas, being more particularly described as follows (the "Property"):

Lot 4, in Block A, of Commerce & Business Center of DeSoto, Inc., an addition to the City of DeSoto, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 201700126173, Map/Plat Records, Dallas County, Texas;

to secure the payment of all obligations of Grantor under that certain Note dated APRIL 25, 2018, executed by Grantor and Sustaita Enterprises, LLC in favor of Lender, and to secure payment and performance of all future advances and other obligations that Grantor (or any successor in interest to Grantor) may agree to pay and/or perform (whether as principal, surety, or guarantor) to for the benefit of Lender however evidenced (collectively referred to herein as the "Secured Obligations"); and

WHEREAS, the undersigned has been appointed as one of the Substitute Trustees in the place and stead of THOMAS J. IRONS, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, the Substitute Trustee's address is in care of: Gabriella E. Alonso, and/or Trent Appleby, and/or Paul I. Patton, and/or George H. Barber, and/or K. Scott Sloan, Bradley Arant Boulton Cummings LLP, Fountain Place, 1445 Ross Avenue, Suite 3600, Dallas, TX 75202; and

WHEREAS, default has occurred under the terms of the Secured Obligations secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, therefore, Lender as the

owner and holder of said indebtedness has requested one of the Substitute Trustees to sell the Property to satisfy same; and

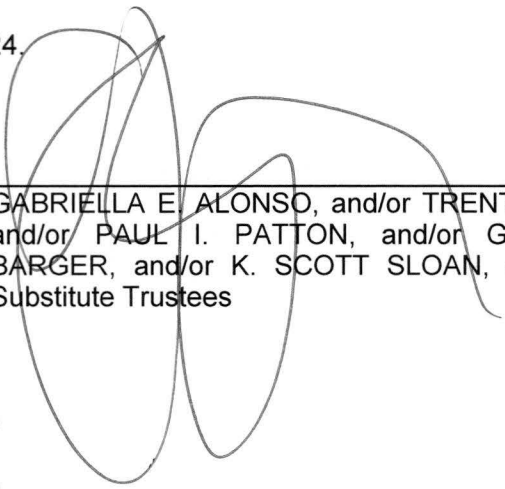
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 7, 2024, at no earlier than 10:00 a.m. and no later than 1:00 p.m., the undersigned will sell the Property at the County Courthouse of DALLAS COUNTY, TEXAS. The sale will be conducted in the area designated by the County Commissioner's Court as the location where foreclosure sales are to take place pursuant to Section 51.002 of the Texas Property Code: 600 Commerce Street., Dallas, TX 75202 on the North Side of the George Allen Courts Building facing Commerce Street below the overhang; or if the proceeding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court as the location where foreclosure sales are to take place pursuant to Section 51.002 of the Texas Property Code. If no area has been so designated, the sale will occur at the place where this notice was posted. The Property will be sold by public auction to the highest bidder for cash.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any express or implied warranties (except as to the warranties (if any) provided for under the Deed of Trust) and with all faults, and the Property shall be **ACCEPTED SUBJECT TO** any and all restrictions, covenants, conditions, agreements, assessments, maintenance charges, liens, leases, easements, previously conveyed or reserved mineral interests, to the extent that any of the aforementioned relating to the Property are still in effect and are shown of record.

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

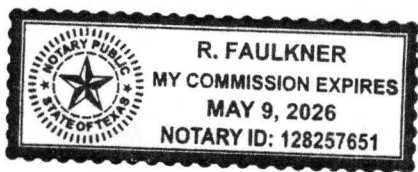
WITNESS MY HAND this 12th day of April, 2024.

  
\_\_\_\_\_  
GABRIELLA E. ALONSO, and/or TRENT APPELBY,  
and/or PAUL I. PATTON, and/or GEORGE H.  
BARGER, and/or K. SCOTT SLOAN, as alternate  
Substitute Trustees

STATE OF TEXAS )  
COUNTY OF DALLAS )

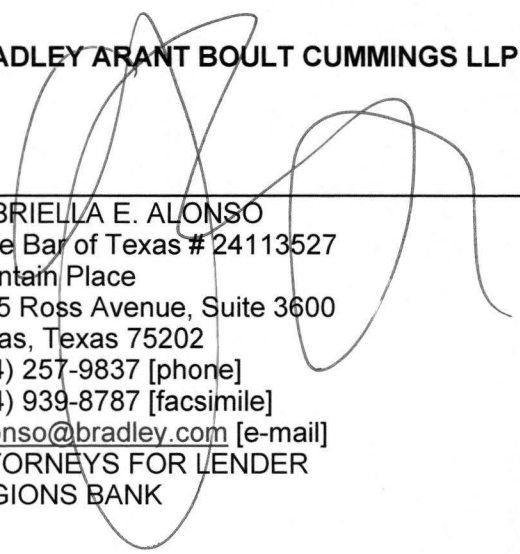
Before me, the undersigned notary public, on this day personally appeared Gabriella E. Alonso known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12th day of April, 2024.



  
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Notary Public, State of Texas

**BRADLEY ARANT BOULT CUMMINGS LLP**



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GABRIELLA E. ALONSO  
State Bar of Texas # 24113527  
Fountain Place  
1445 Ross Avenue, Suite 3600  
Dallas, Texas 75202  
(214) 257-9837 [phone]  
(214) 939-8787 [facsimile]  
[galonso@bradley.com](mailto:galonso@bradley.com) [e-mail]  
ATTORNEYS FOR LENDER  
REGIONS BANK

**CERTIFICATE OF SERVICE**

The undersigned certifies that a true and correct copy of the above and foregoing instrument was served on the below listed parties by certified mail, return receipt requested, and by regular first-class mail on this 12th day of April, 2024:

Sustaita Properties, LLC  
316 Ezell Drive  
DeSoto, TX 75115

Sustaita Properties, LLC  
2502 E. Main St. #206  
Grand Prairie, TX 75154

Sustaita Properties, LLC  
200 Ezell Drive  
DeSoto, TX 75115

Sustaita Enterprises, LLC  
2502 E. Main St. #206  
Grand Prairie, TX 75154

Sustaita Enterprises, LLC  
316 Ezell Drive  
DeSoto, TX 75115

Sustaita Enterprises, LLC  
200 Ezell Drive  
DeSoto, TX 75115

Sustaita Enterprises, LLC  
c/o Brandon Tittle  
Tittle Law Group, PLLC  
5465 Legacy Drive, Suite 650  
Plano, TX 75024

Carlos Miguel Sustaita  
1223 Berkley Ave.  
Dallas, TX 75224

Carlos Miguel Sustaita  
12001 Inwood Rd., Apt. 1101  
Dallas, TX 75244

Jesus Rey Sustaita  
1924 Willow Bend Dr.  
Grand Prairie, TX 75154

Noemi Sustaita Lopez  
912 Montreal Ave.  
Dallas, TX 75208

Noemi Sustaita Lopez  
2000 Norcross Dr.  
Mesquite, TX 75149

Juan Carlos Sustaita  
1223 Berkley Ave.  
Dallas, TX 75224



GABRIELLA E. ALONSO