

Notice of Substitute Trustee Sale

F25-00037 TX
CF104531 / 88786.00190

FILED
2025 APR -3 AM 11:07

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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.

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

Date: **05/06/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street,** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 0000013294000000

Commonly known as: 1508 Seegar St, Unit 12, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 202400151005 of the Real Property Records of Dallas County, Texas.

Trustor(s): Seegar Townhomes LLC, a Massachusetts limited liability company
Original Beneficiary: Churchill Funding I LLC, a delaware limited liability company (CFL License No. 60DBO-160108)

Current Beneficiary: Athene Annuity and Life Company
Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical

condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. Athene Annuity and Life Company is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

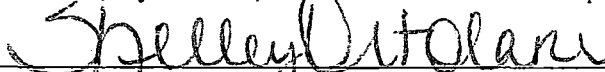
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Athene Annuity and Life Company
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 4/2/2005

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

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THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

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Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

FILED
2025 APR -3 AM 11:07
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

F25-00036 TX
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Legal Description - See Exhibit "A"

APN: 00000132940000000

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Current Beneficiary: Athene Annuity and Life Company
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Current Substituted Trustees: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples**

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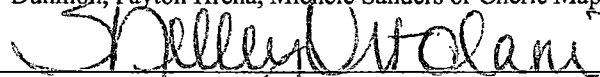
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Athene Annuity and Life Company
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 4/2/2025 Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

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111 Pacifica, Suite 140
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Attn: Trustee Department

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Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
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herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

FILED
2025 APR -3 AM 11:07
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY

F25-00035 TX
CF104531 / 88786.00190

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.

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Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. Athene Annuity and Life Company is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Athene Annuity and Life Company
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 4/2/2025 Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

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BEGINNING of that tract herein described:

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THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

FILED
2025 APR -3 AM 11:07
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

F25-00034 TX
CF104531 / 88786.00190

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.

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

Date: **05/06/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 0000013294000000

Commonly known as: 1508 Seegar St, Unit 9, Dallas, TX 75215

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the “Deed of Trust”) and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 202400151005 of the Real Property Records of Dallas County, Texas.

Trustor(s): Seegar Townhomes LLC, a Massachusetts limited liability company
Original Beneficiary: Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)

Current Beneficiary: Athene Annuity and Life Company
Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical

condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. Athene Annuity and Life Company is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Athene Annuity and Life Company
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 4/2/2025 Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

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THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

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TRACT 2:

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Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

F25-00033 TX
CF104531 / 88786.00190

2025 APR -3 AM 11:00
FILED
JOHN F. WILSON
COUNTY CLERK
BY DALLAS COUNTY 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.

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

Date: **05/06/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (**Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.**)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 0000013294000000

Commonly known as: 1508 Seegar St, Unit 8, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 202400151005 of the Real Property Records of Dallas County, Texas.

Trustor(s): Seegar Townhomes LLC, a Massachusetts limited liability company
Original Beneficiary: Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)

Current Beneficiary: Athene Annuity and Life Company
Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical

condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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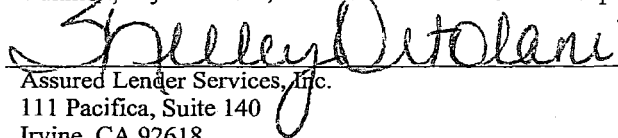
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Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Athene Annuity and Life Company
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 4/2/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

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111 Pacifica, Suite 140
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Attn: Trustee Department

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Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 160.10 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Andor Properties, LLC, a Texas Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas and being the POINT OF

BEGINNING of that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seeger Street, a distance of 45.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the West corner of a tract of land conveyed to Cedar's Holding 18, LLC, by deed recorded in Instrument No. 201800028369, Official Public records of Dallas County, Texas, from which a fence post found bears South 68 degrees 08 minutes 43 seconds West, a distance of 0.46 feet for witness;

THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

F25-00032 TX
CF104531 / 88786.00190

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.

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

Date: **05/06/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (**Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.**)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 0000013294000000

Commonly known as: 1508 Seegar St. Unit 7, Dallas, TX 75215

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the “Deed of Trust”) and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 202400151005 of the Real Property Records of Dallas County, Texas.

Trustor(s):	Seegar Townhomes LLC, a Massachusetts limited liability company	Original Beneficiary:	Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)
Current Beneficiary:	Athene Annuity and Life Company	Loan Servicer:	FCI Lender Services, Inc.
Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical

2025 APR -3 AM 11:07
FILED
JOHN E. WARRER
COUNTY CLERK
DALLAS COUNTY, TEXAS

condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. Athene Annuity and Life Company is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

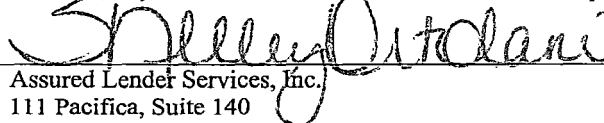
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Athene Annuity and Life Company
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 4/2/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 160.10 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Andor Properties, LLC, a Texas Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas and being the POINT OF

BEGINNING of that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seeger Street, a distance of 45.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the West corner of a tract of land conveyed to Cedar's Holding 18, LLC, by deed recorded in Instrument No. 201800028369, Official Public records of Dallas County, Texas, from which a fence post found bears South 68 degrees 08 minutes 43 seconds West, a distance of 0.46 feet for witness;

THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

F25-00027 TX
CF104532

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.

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

Date: **05/06/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (**Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.**)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 0000013294000000

Commonly known as: 1512 Seegar St, Unit 6, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 2024-00150973 of the Real Property Records of Dallas County, Texas.

Trustor(s):	Seegar Townhomes LLC, a Massachusetts limited liability company	Original Beneficiary:	Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)
Current Beneficiary:	ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability	Loan Servicer:	FCI Lender Services, Inc.
Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is"

BY _____
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS
2025 APR -3 AM 11:07
FCI LENDER SERVICES

condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

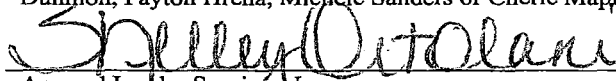
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 4/2/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples


Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 160.10 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Andor Properties, LLC, a Texas Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas and being the POINT OF

BEGINNING of that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seeger Street, a distance of 45.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the West corner of a tract of land conveyed to Cedar's Holding 18, LLC, by deed recorded in Instrument No. 201800028369, Official Public records of Dallas County, Texas, from which a fence post found bears South 68 degrees 08 minutes 43 seconds West, a distance of 0.46 feet for witness;

THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

F25-00026 TX
CF104532

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.

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

Date: **05/06/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street.** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 0000013294000000

Commonly known as: 1512 Seegar St, Unit 5, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 2024-00150973 of the Real Property Records of Dallas County, Texas.

Trustor(s): Seegar Townhomes LLC, a Massachusetts limited liability company
Original Beneficiary: Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60 DBO-160108)

Current Beneficiary: ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is"

2025 APR - 3 PM 11:00
FILED
DEPUTY COUNTY CLERK
DALLAS COUNTY, TEXAS

condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60 DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

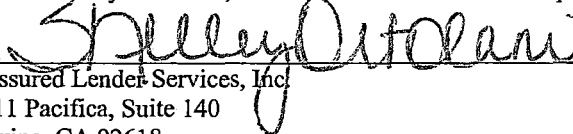
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated:

4/2/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas;

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 160.10 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Andor Properties, LLC, a Texas Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas and being the POINT OF

BEGINNING of that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seeger Street, a distance of 45.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the West corner of a tract of land conveyed to Cedar's Holding 18, LLC, by deed recorded in Instrument No. 201800028369, Official Public records of Dallas County, Texas, from which a fence post found bears South 68 degrees 08 minutes 43 seconds West, a distance of 0.46 feet for witness;

THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

F25-00025 TX
CF104532

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.

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

Date: **05/06/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street,** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 00000132940000000

Commonly known as: 1512 Seegar St. Unit 4, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 2024-00150973 of the Real Property Records of Dallas County, Texas.

FILED
2025 APR -3 PM 11:06
JOHN F. WARDEN
COUNTY CLERK
DALLAS COUNTY
BY _____

Trustor(s):	Seegar Townhomes LLC, a Massachusetts limited liability company	Original Beneficiary:	Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)
Current Beneficiary:	ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability	Loan Servicer:	FCI Lender Services, Inc.
Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
c/o Churchill Funding 1, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 4/2/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples


Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

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Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

F25-00024 TX
CF104532

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.

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

Date: **05/06/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (**Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.**)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 00000132940000000

Commonly known as: 1512 Seegar St, Unit 3, Dallas, TX 75215

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the “Deed of Trust”) and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 2024-00150973 of the Real Property Records of Dallas County, Texas.

Trustor(s):	Seegar Townhomes LLC, a Massachusetts limited liability company	Original Beneficiary:	Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)
Current Beneficiary:	ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability	Loan Servicer:	FCI Lender Services, Inc.
Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples		

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2025 APR -3 AM 11:06
JOHN F. VAREH
COUNTY CLERK
DALLAS COUNTY, TEXAS

condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

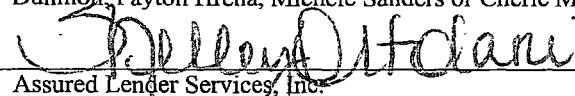
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 4/2/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples


Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

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BEGINNING of that tract herein described:

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THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the United States of America, over the age of 18 years, and competent, to be a witness relating to the matters herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at the office of the _____ County Clerk and caused same to be posted at the _____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

F25-00023 TX
CF104532

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.

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

Date: **05/06/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. **(Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)**
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 00000132940000000

Commonly known as: 1512 Seegar St. Unit 2, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 2024-00150973 of the Real Property Records of Dallas County, Texas.

BY _____
JOHN E. WATSON
COUNTY CLERK
DALLAS COUNTY, TEXAS
2025 APR -3 AM 11:06
511330

Trustor(s):	Seegar Townhomes LLC, a Massachusetts limited liability company	Original Beneficiary:	Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)
Current Beneficiary:	ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability	Loan Servicer:	FCI Lender Services, Inc.
Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

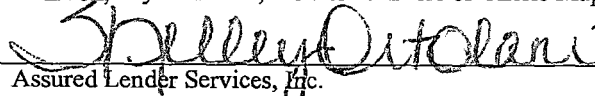
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 4/2/2025 Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples


Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

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THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

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THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

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THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

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Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

FILED

2025 APR -3 AM 11:06

F25-00022 TX
CF104532

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.

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

Date: **05/06/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Legal Description - See Exhibit "A"

APN: 0000013294000000

Commonly known as: 1512 Seegar St, Unit 1, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 2024-00150973 of the Real Property Records of Dallas County, Texas.

Trustor(s):	Seegar Townhomes LLC, a Massachusetts limited liability company	Original Beneficiary:	Churchill Funding 1 LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)
Current Beneficiary:	ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability	Loan Servicer:	FCI Lender Services, Inc.
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Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

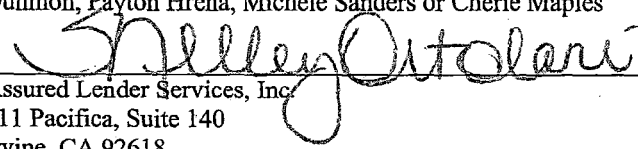
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ONEIM RTL LTD, an exempted company incorporated in the Cayman Islands with limited liability
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 4/21/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT A

LEGAL DESCRIPTION

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Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
[Commercial Property]

2025 APR -1 AM 11:45

Date: April 1, 2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Substitute Trustee: Carolyn Northcutt
Substitute Trustee's Address: 80 E. McDermott Drive, Allen TX 75002

BY _____ DEPUTY

Substitute Trustee: Selim H. Taherzadeh
Substitute Trustee's Address: 15851 N. Dallas Parkway, Suite 410, Addison, Texas 75001

Substitute Trustee: Michael Linke
Substitute Trustee's Address: 15851 N. Dallas Parkway, Suite 410, Addison, Texas 75001

Mortgagee: Haas Rose at Lost Creek, LLC, a Texas limited liability company

Note: Promissory Note dated December 28, 2020, in the amount of \$400,000.00

Deed of Trust

Grantor: ATM AFFILIATES LLC, DBA JFT GROUP

Mortgagee: Haas Rose at Lost Creek, LLC, a Texas limited liability company

Recording information:

Deed of Trust, dated December 28, 2020, Clerk's Record No. 202100005644, deed records of Dallas County, Texas.

Deed of Trust Correction Instrument, dated May 10, 2022, Clerk's Record No. 202200146431, deed records of Dallas County, Texas.

Property:

Condominium Unit Number 2, together with the Limited Common Elements appurtenant thereto, and together with an undivided interest in the General Common Elements located in and being part of 564,566,568 South Coppell Road Live/Work Lofts, a Condominium in Dallas County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plat, By-Laws, Amendments and/or Exhibits attached thereto, recorded in/under Document No. 202000018175, and all Amendments to the Condominium Declaration recorded thereafter in the Official Public Records, Dallas County, Texas.

County: Dallas County, Texas

Date of Sale (first Tuesday of month): May 6, 2025

Time of Sale: between 10:00 a.m. and 1:00 p.m.

Place of Sale: George Allen Court Building, 600 Commerce Street, Dallas, Texas 75202, at the place designated by the Dallas County Commissioner's Court as the location for such sales in Dallas County, Texas.

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.

Mortgagee has appointed Carolyn Northcutt, Selim H. Taherzadeh, and Michael Linke as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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 is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Carolyn Northcutt, Substitute Trustee
Allen Texas Attorneys
80 E. McDermott Drive
Allen, TX 75002
Tel: (972) 390-1608
Email: cnorthcutt@allentxattorney.com

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NOTICE OF FORECLOSURE 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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: BEING A TRACT OF LAND SITUATED IN THE HUBBARD M. RAWLINS 640 ACRE SURVEY, ABSTRACT NO. 1202, DALLAS COUNTY, TEXAS, AND IN THE HUBBARD M. RAWLINS 640 ACRE SURVEY, ABSTRACT NO. 1362, ELLIS COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO RANDALL LEE DRAUGHON, A MARRIED PERSON, BY DEED RECORDED IN VOLUME 1874, PAGE 2091, DEED RECORDS OF DALLAS AND ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING" FOR CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO DONALD G. IVORY, BY DEED RECORDED IN VOLUME 723, PAGE 213, DEED RECORDS OF ELLIS COUNTY, TEXAS, AND LYING ALONG THE NORTH LINE OF JOHNSON LAND (PUBLIC RIGHT-OF-WAY);

THENCE NORTH 01 DEGREE 11 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID IVORY TRACT, A DISTANCE OF 708.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF LOT 1 OF MATHISON ACRES, AN ADDITION TO THE CITY OF OVILLA, ELLIS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN INSTRUMENT NO. 201000191705, MAP RECORDS, DALLAS COUNTY, TEXAS, AND IN CABINET C, SLIDE 262, OF THE PLAT RECORDS, OF ELLIS COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 03 MINUTES 20 SECONDS EAST, ALONG A SOUTH LINE OF LOT 1, A DISTANCE OF 123.00 FEET TO A POINT FOR CORNER, SAID CORNER BEING AN INSIDE "ELL" CORNER OF SAID LOT 1, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 13 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.73 FEET FOR WITNESS;

THENCE SOUTH 01 DEGREE 11 MINUTES 15 SECONDS EAST, ALONG A WEST LINE OF LOT 1, A DISTANCE OF 708.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID MATHISON ACRES, AND LYING ALONG THE AFOREMENTIONED NORTH LINE OF JOHNSON LANE, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS NORTH 89 DEGREES 03 MINUTES 20 SECONDS EAST, A DISTANCE OF 409.31 FEET, AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO DOYLE JENKINS AND WIFE, RUTH JENKINS, BY DEED RECORDED IN VOLUME 86062, PAGE 2944, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 03 MINUTES 20 SECONDS WEST, ALONG SAID NORTH LINE OF JOHNSON LANE, A DISTANCE OF 123.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 87,120 SQUARE FEET OR 2.00 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/23/2021 and recorded in Document 202100255746 real property records of Dallas County, Texas.

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

Date: 05/06/2025

Time: 10:00 AM


Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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.

5. Obligations Secured. The Deed of Trust executed by JORGE ISRAEL OLVERA AND IRIS JULIA OLVERA, provides that it secures the payment of the indebtedness in the original principal amount of \$508,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CLICK N CLOSE, INC. is the current mortgagee of the note and deed of trust and CLICK N CLOSE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is CLICK N CLOSE, INC. c/o CLICK N CLOSE, INC., PO Box 2229, Addison, TX 75001 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3/20/25 I filed this Notice of Foreclosure Sale at the office
25-000011-453-1 // 315 JOHNSON LN, OVILLA, TX 75154

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2025 MAR 20 AM 9:09

FILED

of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.