

7B

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 MAR 10 AM 11:07

March 5, 2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTE:

Date: November 27, 2023
Maker: Swofford Enterprises, LLC
Payee: World Business Lenders, LLC, its successors and assigns
Original principal amount: \$900,000.00

DEED OF TRUST:

Date: December 1, 2023 (effective date)
Grantor: House of DeFi, LLC
Trustee: Netco, Inc.
Beneficiary: World Business Lenders, LLC, its successors and assigns
Recording data: Recorded as Document No. 202300244540, Official Public Records of Dallas County, Texas.

LENDER: WBL SPO I, LLC

MORTGAGE SERVICER: World Business Lenders, LLC
P.O. Box 479
Elmsford, NY 10523

The above-named mortgage servicer is representing the above-named lender under a servicing agreement with said lender.

BORROWER: Swofford Enterprises, LLC

PROPERTY: See Exhibit "A" attached hereto.
Commonly known as: 922 Pollard St., Dallas, TX 75208-1744

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

April 1, 2025, being the first Tuesday of the month, to commence at 1:00 PM, or within three hours thereafter.

SUBSTITUTE TRUSTEES: James E. Cuellar
Jeffrey D. Stewart
D. Brent Wells
440 Louisiana, Suite 718
Houston, Texas 77002

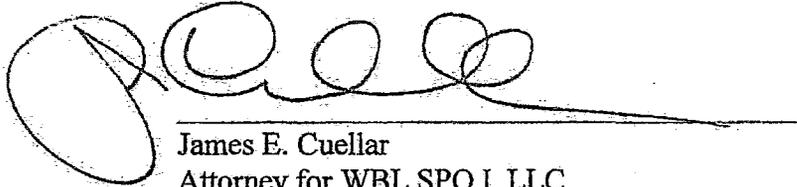


4836957

(713) 222-1281

Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Guy Wiggs, David Stockman,
Brenda Wiggs, Donna Stockman, Janet Pinder,
Brandy Bacon, Michelle Schwartz, Jamie Dworsky,
Angela Cooper, Carol Dunmon, Payton Hreha, Jeff
Benton
4600 Fuller Ave., Suite 400
Irving, Texas 75038

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.



James E. Cuellar
Attorney for WBL SPO I, LLC

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

On the north side of the George Allen Courts building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

TEXAS BUSINESS AND COMMERCE CODE NOTICE

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

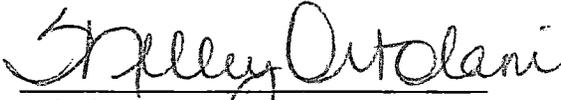
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

ACTIVE DUTY MILITARY NOTICE

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.


Substitute Trustee

8517x011.pjj

EXHIBIT A
Legal Description

Parcel 1 (00-00029-977-900-0000) 922 Pollard St:

Being a part of Block 8/3985, of W. R. Fisher's Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 90, Page 186, Map Records, Dallas County, Texas, and being the same tract of land described in Deed to Swofford Dream Homes, LLC from Linda Reyna, recorded in Instrument No. 202200069555. Being the same track of land described in deed to Linda Reyna, recorded in Instrument No. 20070244608, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a ½" iron rod found at the intersection of the South line of Pollard Street, a 60-foot right-of-way, and the West line of Obenchain Street, a 40 foot right-of-way; Thence South, along said West line, a distance of 83.80 feet to a 1/2" iron rod found at the Northeast corner of that portion of said Block 8/3985 described in deed to Martuls, LLC, recorded in Instrument No. 202100270222, Official Public Records, Dallas County, Texas; Thence West, a distance of 99.50 feet to a 1/2" iron rod found in the East line of that portion of said Block described in deed to Daubitz & Sons Upholstering, Inc., recorded in Instrument No. 201600130161, Official Public Records, Dallas County, Texas, at the Northwest corner of said Martuls, LLC Tract; Thence North, along said East line, a distance of 83.80 feet to a 1/2" iron rod found in said South line of Pollard Street, at the Northeast corner of said Daubitz Tract; Thence East, along said South line, a distance of 99.50 feet to the Place of Beginning and containing 8,338 square feet or 0.191 of an acre of land

Commonly Known As: 922 Pollard St., Dallas, TX 75208-1744
Parcel ID: 00-00029-977-900-0000

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 7, 2025

NOTE: Real Estate Note described as follows:

Date: September 15, 2023
Maker: Wildcat Lending Fund One, LP
Payee: Activo Properties LLC
Original Principal Amount: \$338,100.00

2025 MAR 10 AM 11:06
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

FILED

DEED OF TRUST:

Date: September 15, 2023
Grantor: Activo Properties LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202300191052 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Activo Properties LLC

PROPERTY: The real property described as follows:

Lot 4, Block D/7393 of CRESTVIEW EAST ADDITION NUMBER 3, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 119, Page 2282, Map Records, Dallas County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton
4600 Fuller Ave., Suite 400
Irving, Texas 75038



4837211

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

Date: April 1, 2025

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

NOTICE

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

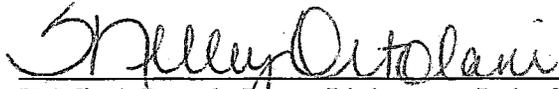
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

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

EXECUTED as of March 7, 2025.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Guy Wiggs, David Stockman,
Brenda Wiggs, Donna Stockman, Janet Pinder,
Brandy Bacon, Michelle Schwartz, Jamie Dworsky,
Angela Cooper, Carol Dunmon, Payton Hreha, Jeff
Benton

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 7, 2025

NOTE: Real Estate Note described as follows:

Date: February 9, 2024
Maker: Wildcat Lending Fund One, LP
Payee: Southern Regional Investments, LLC
Original Principal Amount: \$348,600.00

FILED
2025 MAR 10 AM 11:05
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

DEED OF TRUST:

Date: February 9, 2024
Grantor: Southern Regional Investments, LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202400032881 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Southern Regional Investments, LLC

PROPERTY: The real property described as follows:

Lot 13, Block 15, SIXTH SECTION, FIRST INSTALLMENT, BUCKNER TERRACE ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 68185, Page 2214, of the Map Records of Dallas County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton
4600 Fuller Ave., Suite 400
Irving, Texas 75038



4837213

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

Date: April 1, 2025

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

NOTICE

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

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

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

EXECUTED as of March 7, 2025.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Guy Wiggs, David Stockman,
Brenda Wiggs, Donna Stockman, Janet Pinder,
Brandy Bacon, Michelle Schwartz, Jamie Dworsky,
Angela Cooper, Carol Dunmon, Payton Hreha, Jeff
Benton

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

AB

FILED

23TX935-0244
4116 NORCO STREET, DALLAS, TX 75212

2025 MAR 10 AM 11:05

NOTICE OF FORECLOSURE SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

- Property: The Property to be sold is described as follows:

LOT 9, BLOCK 9/7155, LEDBETTER GARDENS, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 25, MAP RECORDS, DALLAS COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated May 17, 2006 and recorded on June 8, 2006 as Instrument Number 200600207931 in the real property records of DALLAS County, Texas, which contains a power of sale.
- Sale Information: April 01, 2025, at 10:00 AM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by JAMES JONES, JR. AND MARGARET JONES secures the repayment of a Note dated May 17, 2006 in the amount of \$60,000.00. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-HE4, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.
- Court Order: A Home Equity Foreclosure Order was signed on October 9, 2024 in the 14th District Court of Dallas County under Cause No. DC-24-01314. A copy of the Order is attached hereto.

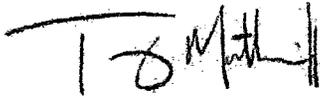


4837270

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~James Mills, Clancy Lovell~~, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~James Mills, Clancy Lovell~~, Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

CAUSE NO. DC-24-01314

IN RE: ORDER FOR FORECLOSURE
CONCERNING 4116 NORCO STREET,
DALLAS, TX 75212
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR IN INTEREST
TO BANK OF AMERICA, NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR BY MERGER TO LASALLE
BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR MERRILL LYNCH
MORTGAGE INVESTORS TRUST,
MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2006-HE4

DALLAS COUNTY, TEXAS

RESPONDENT(S):

JAMES JONES, JR. AND
MARGARET JONES

14TH JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

MARGARET JONES 4116 NORCO STREET DALLAS, TX 75212	JAMES JONES, JR. 4116 NORCO STREET DALLAS, TX 75212
MARGARET JONES C/O JAMES JONES 4116 NORCO STREET DALLAS, TX 75212	

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The Property that is the subject of this foreclosure proceeding is commonly known as 4116 NORCO STREET, DALLAS, TX 75212, with the following legal description:

LOT 9, BLOCK 9/7155, LEDBETTER GARDENS, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 25, MAP RECORDS, DALLAS COUNTY, TEXAS.

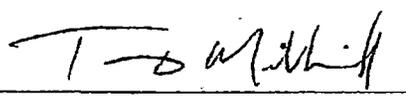
4. The lien sought to be foreclosed is indexed or recorded at Instrument Number 200600207931 and recorded in the real property records of DALLAS County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based upon the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 9 day of October, 2024.


JUDGE PRESIDING

Approved:



Dustin C. George
Texas Bar No. 24065287
dgeorge@mgs-legal.com
Tracey Midkiff
Texas Bar No. 24076558
tmidkiff@mgs-legal.com
MILLER, GEORGE & SUGGS, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024
Phone: 972-532-0128
Fax: 214-291-5507

Attorneys for Petitioner

**NOTICE OF FORECLOSURE SALE
("SUBSTITUTE TRUSTEE'S" SALE)**

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATE OF NOTICE: March 10, 2025

INSTRUMENT TO BE FORECLOSED: Deed of Trust ("Deed of Trust")

DATED: September 5, 2023

GRANTOR: Milton Pereira and Leila Bolainez

TRUSTEE: Sean A. Clemmensen, Esq.

LENDER: Southern Hills Property Group, LLC

CURRENT HOLDER: Southern Hills Property Group, LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 202300185889 of the real property records of Dallas County, Texas.

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
2025 MAR 10 PM 1:09

FILED

LEGAL DESCRIPTION & PROPERTY TO BE SOLD:

BEING LOT 2 IN BLOCK 13/6866 OF HIGHLAND HILLS ADDITION, SECOND INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 36, PAGE 191 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

(MORE COMMONLY KNOWN AS: 3808 BLACK OAK, DALLAS, TEXAS 75241)

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Milton Pereira and Leila Bolainez, securing the payment of the indebtedness in the original principal amount of \$157,500.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note**. Southern Hills Property Group, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: April 1, 2025

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE.*

TERMS OF SALE: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash; except that the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Ashley Tarver AND/OR Joseph Juarez

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Southern Hills Property Group, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the

Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Southern Hills Property Group, LLC, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Southern Hills Property Group, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to section 51.0075(a) of the Texas Property Code, any Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229
Phone: 972-708-4425
Fax: 972-521-6413

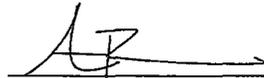
Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Southern Hills Property Group, LLC. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Southern Hills Property Group, LLC Contact information for DIA Servicing, LLC, may be found below:

**DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229**

**Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com**

Renfro Law, PLLC



By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

CERTIFICATION OF MAILING

Milton Alexander Pereira Cruz
Leila Migdalia Bolainez
3808 Black Oak
Dallas, Texas 75241

DATE SENT: MARCH 10, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-2156-8872-80

BY: AP

Milton Alexander Pereira Cruz
Leila Migdalia Bolainez
1352 Woodburn Trail
Dallas, Texas 75241

DATE SENT: MARCH 10, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-2156-8872-73

BY: AP

I HEREBY CERTIFY THAT ON MARCH 10, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.

AP
Ashleigh Renfro

FILED

2025 MAR 10 PM 12:20

3922 MORNING FROST TRAIL
DALLAS, TX 75224

00000010345395

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE BY _____ DEPUTY

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

1. **Date, Time, and Place of Sale.**

Date: April 01, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 20, 2024 and recorded in Document INSTRUMENT NO. 202400060575 real property records of DALLAS County, Texas, with OASIS COMMERCIAL LLC AND RACHEL LAMBO, grantor(s) and DOUBLE BACKFLIP, LLC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by OASIS COMMERCIAL LLC AND RACHEL LAMBO, securing the payment of the indebtednesses in the original principal amount of \$63,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF SG ALTERNATIVE TITLE TRUST 2025-NPL1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. SALUDA GRADE MORTGAGE FUNDING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SALUDA GRADE MORTGAGE FUNDING LLC
8180 E. KAISER BLVD
ANAHEIM, CA 92808



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3/10/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 3/10/25

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on May 10, 2019, OSCAR BARRAZA and MAYRA BARRAZA ESCOBAR, as tenants in common, executed a Deed of Trust conveying to ASHLEIGH RENFRO, Trustee, the Real Estate hereinafter described, to secure JESUDA CONSTRUCTION LLC; in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201900124355, of the Deed of Trust Records of Dallas County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

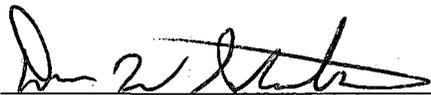
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 1st day of APRIL, 2025, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 17, BLOCK F/7572, OF POLK TERRACE HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS; ACCORDING TO THE PLAT RECORDED IN VOLUME 47, PAGE 107, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 614 EDGEDALE DRIVE, DALLAS, TEXAS.

WITNESS MY HAND, this 10 day of March, 2025.


DARRIN W. STANTON

DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2025 MAR 10 AM 11:46

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 2nd day of DECEMBER, 2013, **JOSE A. GARCIA-VAZQUEZ** and **ANNA L. CRUZ-CHAVEZ** executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure **KINGSFORD HOUSING LLC**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No.201300369753 of the Deed of Trust records of Dallas County, Texas; and

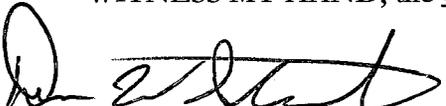
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 1st day of APRIL, 2025, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps at the east side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 16, IN BLOCK J/6869, OF HIGHLAND HILLS ADDITION NO. 5, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY VIRTUE OF AN AFFIDAVIT OF HEIRSHIP RECORDED IN VOLUME 2003211, PAGE 131 OF THE DEED RECORDS OF DLLAS COUNTY, TEXAS, AND MORE FULLY DESCRIBED IN THE RECORDED INSTRUMENTS AND INCORPORATED HEREIN FOR ALL PURPOSES, AN MORE COMMONLY ADDRESSED AS 3730 HAPPY CANYON, DALLAS, DALLAS COUNTY, TEXAS.

WITNESS MY HAND, the 10 day of MARCH, 2025.


DARRIN W. STANTON

BY _____
DEPUTY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
2025 MAR 10 AM 11:46

FILED

FILED

2025 MAR 10 AM 11:07

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

CLERK
DALLAS COUNTY

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT
OF SUBSTITUTE
TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code. I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE
TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

**NOTICE OF
SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on April 01, 2025 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF
SALE:**

The place of the sale shall be: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in DALLAS County, Texas or as designated by the County Commissioners.

INSTRUMENT TO

707 WEST COMMERCE STREET



4836959

BE FORECLOSED: Deed of Trust or Contract Lien dated 04/29/2022 and recorded under Volume, Page or Clerk's File No. DOC# 202200126431 in the real property records of Dallas County Texas, with WILLIEJAXON II, LLC as Grantor(s) and COREVEST AMERICAN FINANCE LENDER LLC as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by WILLIEJAXON II, LLC securing the payment of the indebtedness in the original principal amount of \$5,375,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by WILLIEJAXON II, LLC. COREVEST AMERICAN FINANCE LENDER LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGEE:

COREVEST AMERICAN FINANCE LENDER LLC is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. COREVEST AMERICAN FINANCE LENDER LLC's address is:

COREVEST AMERICAN FINANCE LENDER LLC
c/o STATEBRIDGE COMPANY, LLC
6061 S. WILLOW DRIVE, SUITE 300
GREENWOOD VILLAGE, CO 80111

LEGAL

DESCRIPTION OF PROPERTY TO BE SOLD: BEING ALL OF LOTS 1-16 AND COMMON AREAS "A" AND "B", BLOCK A/4004 OF WILLIEJAXON TWO, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, BY PLAT RECORDED IN INSTRUMENT NUMBER 201800288090, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (the "Property")

REPORTED PROPERTY ADDRESS:

707 WEST COMMERCE STREET, DALLAS, TX 75208

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer 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.

707 WEST COMMERCE STREET

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Signed on the 5 day of March, 2025

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

Travis H. Gray

Jack O'Boyle | SBN: 15168300

jack@jackoboyle.com

Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Dallas County Clerk and caused to be posted at the Dallas County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

10

FILED

NOTICE OF FORECLOSURE SALE

2025 MAR 10 AM 11:07

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Deed of Trust:

Dated: September 22, 2022

Grantor: PEOPLE PRIORITY SOLUTIONS, LLC, a Texas Limited Liability Company

Trustee: Matthew C. Aycock

Lender: CR LENDING, LLC, a Texas Limited Liability Company, as to an undivided 100% interest

Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company

Recorded: **Instrument #202200255005**, recorded on September 26, 2022, in the official Real Property (Deed) Records of Dallas County, Texas

Secures: **Promissory Note** ("Note") in the original principal amount of \$180,000.00, executed by Lawrence Montrel Fuller a/k/a Lawrence Montrel Fuller III, Manager of and on behalf of PEOPLE PRIORITY SOLUTIONS, LLC ("Borrower") and payable to the order of Lender

Maturity Date: March 22, 2023

Legal Description:

LOT 7, BLOCK A/1955, HAMILTON'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 150, MAP RECORDS OF DALLAS COUNTY, TEXAS; and commonly known as 2726 Carpenter Ave, Dallas, DALLAS County, Texas 75215

Substitute Trustee(s):

Bennett M. Wyse, Ted Gambordella, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, and/or Jeff Benton

FORECLOSURE SALE:

Date: **Tuesday, April 1, 2025**

Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.

Place: **ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY**



DESIGNATED BY THE DALLAS COUNTY COMMISSIONERS
COURT

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, has requested Substitute Trustee to sell the Property.

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

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

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

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

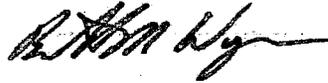
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED

HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.

SUBSTITUTE TRUSTEE:



Bennett M. Wyse, Substitute Trustee
Texas State Bar No. 24008315
PRATT AYCOCK, LTD.
5910 N. Central Expwy, Suite 920
Dallas, Texas 75206
Office Tel: 469-807-3043
Alt. Tel: 214-473-5551
Email: bwyse@prattaycock.com

2B

FILED

NOTICE OF FORECLOSURE SALE

2025 MAR 10 AM 11:05

Deed of Trust:

Dated: January 4, 2024

Grantor: THE RAE INGRAM INVESTMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY

Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company

Lender: Closing Capital LLC, an Arizona limited liability company

Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company

Recorded: **Instrument #202400004064**, recorded on January 8, 2024, in the official Real Property (Deed) Records of Dallas County, Texas

Secures: **Promissory Note** ("Note") in the original principal amount of \$277,000.00, executed by THE RAE INGRAM INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender

Maturity Date: January 1, 2025

JOHN F. WARREN
 COUNTY CLERK
 DALLAS COUNTY
 BY _____ DEPUTY

Legal Description:

LOT 9, IN BLOCK D,3765, OF BECKLEY CLUB, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 3, PAGE 409, MAP RECORDS, DALLAS COUNTY, TEXAS; and more commonly known as 1426 S Beckley Ave, Dallas, TX 75224.

FORECLOSURE SALE:

Date: **Tuesday, April 1, 2025**

Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.

Place: **ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT**

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



Substitute Trustee: Bennett M. Wyse, Ted Gambordella, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, and/or Jeff Benton

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, has requested Substitute Trustee to sell the Property.

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

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

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

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

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

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS

**THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF
THE MORTGAGEE OR LOAN SERVICER.**

SUBSTITUTE TRUSTEE:

By: 
Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com

FILED

NOTICE OF FORECLOSURE SALE

2025 MAR 10 AM 11:05

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

Deed of Trust:

Dated: May 22, 2024
 Grantor: REVIBE HOMES LLC, A TEXAS LIMITED LIABILITY COMPANY
 Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company
 Lender: Closing Capital LLC, an Arizona limited liability company
 Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company
 Recorded: **Instrument #202400106068**, recorded on May 28, 2024, in the official Real Property (Deed) Records of Dallas County, Texas
 Secures: **Promissory Note** ("Note") in the original principal amount of \$180,000.00, executed by REVIBE HOMES LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender
 Maturity Date: May 1, 2025

Assignment of Deed of Trust:

Dated: February 6, 2025
 Recorded: Recorded in the official Real Property (Deed) Records of Dallas County, Texas
 Assignor: Closing Capital LLC, an Arizona limited liability company
 Assignee: Capital Fund REIT, LLC, an Arizona limited liability company
 Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company

Legal Description:

LOT 13, BLOCK 2/3492 OF MELROSE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 391 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; and more commonly known as 823 S Winnetka Ave, Dallas, TX 75208.

FORECLOSURE SALE:

Date: **Tuesday, April 1, 2025**
 Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.
 Place: **ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE**



OVERHANG, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT

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

Substitute Trustee: Bennett M. Wyse, Ted Gambordella, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, and/or Jeff Benton

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, has requested Substitute Trustee to sell the Property.

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

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

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

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

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

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.

SUBSTITUTE TRUSTEE:

By: 
Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com

JB

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **Joe Marcus Ramirez** dated February 6, 2023, and duly filed for record on February 8, 2023, in the Office of the County Clerk of Dallas County, Texas under Dallas County Clerk's **Instrument No. 202300022721** of the Official Public Records of Dallas County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Dallas County, Texas, to-wit:

BEING the South one-half (1/2) of Lot Three (3), in Block "C" of Montrose addition to the City of Dallas, Texas, according to the map or plat thereof recorded in Volume 1, Page 108 of the Map Records of Dallas County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

**Shelley Ortolani
Mary Mancuso
Michele Hreha
Francesca Ortolani
Guy Wiggs
David Stockman
Brenda Wiggs
Donna Stockman
Janet Pinder
Brandy Bacon
Michelle Schwartz
Jamie Dworsky
Angela Cooper
Carol Dunmon
Payton Hreha, or
Jeff Benton**

2025 MAR 10 AM 11:04
FILED
JOHN E. JARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed



of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

APRIL 1, 2025

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:

On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or re-filing may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "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. WITHOUT LIMITATION OF THE

FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

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.



Shelley Ortolani

Mary Mancuso

Michele Hreha

Francesca Ortolani

Guy Wiggs

David Stockman

Brenda Wiggs

Donna Stockman

Janet Pinder

Brandy Bacon

Michelle Schwartz

Jamie Dworsky

Angela Cooper

Carol Dunmon

Payton Hreha, or

Jeff Benton

Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

FILED

Notice of Substitute Trustee's Sale

2025 MAR 10 AM 10:26

Date: March 6, 2025

Borrower: 14725 Preston, LLC, a Texas limited liability company

Borrower Address: 14719 Preston Road, Dallas, TX 75254

Holder of the Note and Deeds of Trust: Trident Realty Investments, LLC, a Texas limited liability company

Holder of the Note and Deeds of Trust Address: c/o Longhorn III Investments, LLC, 17103 Preston Road, Suite 250, Dallas, TX 75248

Note: Promissory Note dated as of December 30, 2021, executed by 14725 Preston, LLC, a Texas limited liability company, in favor of Trident Realty Investments, LLC, a Texas limited liability company

Indebtedness Secured: \$7,420,000.00

JOHN F. WARREN
 COUNTY CLERK
 DALLAS COUNTY
 BY _____ DEPUTY

Deed of Trust-1

Title: Deed of Trust Security Agreement - Financing Statement

Date: December 30, 2021

Grantor: 14725 Preston, LLC, a Texas limited liability company

Lender: Trident Realty Investments, LLC, a Texas limited liability company

Recording Information: Document Number 202100390237, in the official public records of Dallas County, Texas

Property: The Property described on Exhibit A-1, attached hereto and made a part hereof, together with all the improvements then, now, or hereafter erected on the property, and all easements, appurtenances, and fixtures, then, now, or hereafter a part of the Property, and including all replacements and additions

County: Dallas County, Texas

Deed of Trust-2

Title: Deed of Trust Security Agreement - Financing Statement

Date: December 30, 2021

Grantor: Signature Place Properties LLC, a Delaware limited liability company

Lender: Trident Realty Investments, LLC, a Texas limited liability company

Recording Information: Document Number 202100390238, in the official public records of Dallas County, Texas

Property: The Property described on Exhibit A-2, attached hereto and

made a part hereof, together with all the improvements then, now, or hereafter erected on the property, and all easements, appurtenances, and fixtures, then, now, or hereafter a part of the Property, and including all replacements and additions
Dallas County, Texas

County:

Substitute Trustee(s): David Garvin, and/or Michelle Schwartz, and/or Kelly Goddard, and/or Cole Emert

Substitute Trustee's(s')
Address: c/o Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179
(817) 236-0064
Attn: David Garvin/Michelle Schwartz/Kelly Goddard

c/o Longhorn Investments
17103 Preston Road, Suite 250
Dallas, Texas 75248
214-420-7312
Attn: Cole Emert

Date of Sale: April 1, 2025

Time of Sale: The earliest time at which the sale shall occur is 11:00 o'clock a.m. The sale shall begin at that time or not later than three hours after that time.

Place of Sale: The area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, located at 600 Commerce Street, Dallas, Texas 75202

Holder of the Note and Deed of Trust-1 and Deed of Trust-2 (collectively, the "Deeds of Trust") has appointed the Substitute Trustees under the Deeds of Trust upon the contingency and in the manner outlined by the Deeds of Trust and in accordance with the Texas Property Code. Default has occurred under the provisions of the Deeds of Trust and the indebtedness evidenced by the Note and Deeds of Trust is now wholly due. Holder of the Note and Deeds of Trust has instructed the Substitute Trustees to offer the Property described on Exhibit A-1 and the Property described on Exhibit A-2 (collectively, the "Property") for sale toward the satisfaction of the Note.

The Deeds of Trust may encumber both real and personal property. Notice is hereby given of Holder of the Note and Deeds of Trust's election to proceed against and sell both the real property and any personal property described in the Deeds of Trust in accordance with Holder of the Note and Deeds of Trust's rights and remedies under the Deeds of Trust and the Texas Business and Commerce Code.

Notice is given that on the Date of Sale, the Substitute Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code, and subject to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Property or title thereto which have equal or superior priority to the lien and security interest created by the Deeds of Trust. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE.** Holder of the Note and Deeds of Trust may bid by credit against the indebtedness secured by the Deeds of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his or her option, postpone the sale for a reasonable time to permit the highest bidder (it other than Holder of the Note and Deeds of Trust) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 p.m. local time.

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.

This Notice of Foreclosure Sale supersedes any prior notice of foreclosure sale.

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of March 6, 2025.

By: Cole Emert
Name: Cole Emert
Title: Substitute Trustee

EXHIBIT "A-1"

Property Description

TRACT 1 - FEE SIMPLE

All that certain lot, tract or parcel of land situated in the A. Bledsoe Survey, Abstract No. 157, the T. Garvin Survey, Abstract No. 524 and the F. M. Wiggington Survey, Abstract No. 1610, City of Dallas, Dallas County, Texas, and being a part of Lot 1B, Block A/8174, Rostland Subdivision No. 3, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 93079, Page 168, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found at the southeast corner of said Lot 1B, Block A/8174; said point also being the northeast corner of Lot 1B, Block A/8164, Preston on the Lake Replat, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 95009, Page 2969, Map Records, Dallas County, Texas, said point also being on the west right-of-way line of Preston Road (variable width);

THENCE, North 80 degrees 02 minutes 17 seconds West, along the south line of said Lot 1B, Block A/8174, a distance of 599.31 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 1B, Block A/8164, Preston on the Lake Replat and at the northeast corner of Lot 1B, Block F/8166, Jefferson Oaks No. 2 Replat, an Addition to the City of Dallas, Texas, according to the Plat thereof recorded in Volume 95146, Page 3244, Map Records, Dallas County, Texas,

THENCE, North 83 degrees 13 minutes 11 seconds West, along the south line of said Lot 1B, Block A/8174, a distance of 320.05 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found at the southwest corner Lot 1B, Block A/8174;

THENCE, North 00 degrees 08 minutes 18 seconds East, along the west line of said Lot 1B, Block A/8174, passing at a distance of 178.00 feet, the southernmost southeast corner of Rock Creek Apartments, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 78068, Page 925, Map Records, Dallas County, Texas, continuing with the east line of said Rock Creek Apartments, a total distance of 682.92 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE South 89 degrees 45 minutes 33 seconds East across said Lot 1B, Block A/8174, Rostland Subdivision No. 3, a distance of 158.49 feet to an "X" chiseled in concrete for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to an "X" chiseled in concrete for corner;

THENCE North 29 degrees 48 minutes 01 seconds East, a distance of 71.73 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in median, and at the beginning of a curve to the right having a radius of 86.20 feet;

THENCE Southeasterly, with said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 135.41 feet (chord bears South 45 degrees 00 minutes 04 seconds East, 121.91 feet) to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE North 90 degrees 00 minutes 00 seconds East a distance of 70.04 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner, at the beginning of a curve to the left having a radius of 151.04 feet;

THENCE Northeasterly, with said curve to the left, through a central angle of 18 degrees 39 minutes 56 seconds, an arc distance of 49.20 feet (chord bears North 81 degrees 24 minutes 51 seconds East, 48.99 feet) to a 1/2" iron rod with yellow plastic cap stamped 'RPLS 5034" set for corner in the west line of Lot 3B, Block A/8174, of Rostland Subdivision Unit 1, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 83219, Page 1729, replatted in Volume 85063, Page 2498, and revised by Certificate of Correction in Volume 86025, Page 1631, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 28.37 feet to an "X" cut in concrete found at the northernmost southeast corner of said Lot 1B, Block A/8174, said point also being the southwest corner of Lot 3B, Block A/8174; said point also being on the north line of Lot 2B, Block A/8174 of said Rostland Subdivision No. 3; said point also being on a curve to the right having a radius of 178.50 feet;

THENCE, with the common line of said Lot 1B and 2B, Block A/8174 the following metes and bounds;

Southwesterly, with said curve to the right, through a central angle of 15 degrees 44 minutes 42 seconds, an arc distance of 49.05 feet (chord bears South 82 degrees 07 minutes 39 seconds West, 48.90 feet) to a "v" cut in concrete found at the end of said curve;

North 90 degrees 00 minutes 00 seconds West, a distance of 70.04 feet to a "X" cut in the concrete found at the northwest corner of said Lot 2B, Block A/8174;

South 00 degrees 00 minutes 00 seconds East, a distance of 152.61 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 66 degrees 05 minutes 38 seconds East, a distance of 18.68 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 50 degrees 36 minutes 15 seconds East, a distance of 84.90 feet to a 1/2-inch iron rod found for an angle corner;

South 73 degrees 21 minutes 15 seconds East, a distance of 47.05 feet to a 1/4-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 44 degrees 50 minutes 15 seconds East, a distance of 29.11 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found for an angle corner;

South 60 degrees 45 minutes 15 seconds East, a distance of 132.91 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 55 degrees 07 minutes 15 seconds East, a distance of 102.62 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 46 degrees 46 minutes 15 seconds East, a distance of 39.95 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 61 degrees 05 minutes 15 seconds East, a distance of 68.32 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 67 degrees 15 minutes 15 seconds East, a distance of 58.15 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found for an angle corner;

South 44 degrees 15 minutes 15 seconds East, a distance of 57.04 feet to a 1/2 inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 62 degrees 59 minutes 15 seconds East, a distance of 44.61 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 88 degrees 12 minutes 15 seconds East, a distance of 35.87 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

North 68 degrees 30 minutes 05 seconds East, a distance of 51.65 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 89 degrees 59 minutes 18 seconds East, a distance of 50.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "GSES, INC., RPLS 4804" found at the easternmost northeast corner of said Lot 1B, Block A/8174;

South 03 degrees 20 minutes 42 seconds West, a distance of 109.01 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found at the southeast corner of said Lot 2B, Block A/8174; said point also being on the said west right-of-way line of Preston Road;

THENCE, with the said west right-of-way line of Preston Road, the following metes and bounds;

South 21 degrees 57 minutes 09 seconds West, a distance of 8.71 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for an angle corner;

South 08 degrees 06 minutes 12 seconds West, a distance of 101.24 feet to a point in creek for corner;

South 24 degrees 59 minutes 07 seconds West, a distance of 128.94 feet to the POINT OF BEGINNING and containing 493,667 square feet or 11.33 acres of land.

TRACT 2 - EASEMENT ESTATE

Easement Estate created by that certain Non-Exclusive Parking Easement in Favor of RTI Sports, Inc., executed by and between 1500 Preston II, Inc., a Texas corporation, 15000 Preston Ltd., a Texas limited partnership, and RTI Sports, Inc, a Texas corporation, dated March 7, 1986, filed June 3, 1986, recorded in Volume 86107, Page 3507, Deed Records, Dallas County, Texas.

TRACT 3 - EASEMENT ESTATE

Easement Estate created by that certain Non-Exclusive Parking Easement in Favor of RTI Sports, Inc., executed by and between 1500 Preston II, Inc., a Texas corporation, 15000 Preston Ltd., a Texas limited partnership, and RTI Sports, Inc, a Texas corporation, dated March 7, 1986, filed June 3, 1986, recorded in Volume 86107, Page 3507, Deed Records, Dallas County, Texas, and EASEMENT ESTATE created by that certain Second Non-Exclusive Parking Easement, in Favor of RTI Sports, Inc., executed by and between 1500 Preston II, Inc., a Texas corporation, and RTI Sports, Inc., a Texas corporation, dated February 24, 1989, filed February 27, 1989 recorded in Volume 89039, Page 3346, Deed Records, Dallas County, Texas.

TRACT 4 - EASEMENT ESTATE

Description of a 5.679 acre tract of land situated in the F.M. Wiggington Survey, Abstract No. 1610 and the A. Bledsoe Survey, Abstract No. 157; said tract being part of Lot 3B, Block N8174 of Rostland Subdivision Unit 1, an addition to the City of Dallas, Texas, as recorded in Volume 83219, Page 1729, replatted in Volume 85063, Page 2498, and revised by Certificate of Correction in Volume 86025, Page 1631, Deed Records, Dallas County, Texas; and being parts of Lots 1B, 4B and 4C, Block N8174 of Rostland Subdivision Unit 3, an addition to the City of Dallas, Texas, as recorded in Volume 93079, Page 168, Deed Records, Dallas County, Texas and being part of Signature Center, an addition to the City of Dallas, Texas, as recorded in Volume 92236, Page 5533, Deed Records, Dallas County, Texas; said tract being situated in City of Dallas Block N8174; said tract being a part of Carriage Homes Apartments Addition, an addition to the City of Dallas as recorded in Volume 95030, Page 1997, Deed Records, Dallas County, Texas; said 5.679 acre tract of land being more particularly described as follows:

BEGINNING, at a point for corner in the west right-of-way line of Preston Road (100 foot right-of-way); said point being the southeast corner of said Lot 3B and being the northeast corner of Lot 2B of said Rostland Subdivision Unit 3;

THENCE, in a westerly direction along the south line of said Lot 3B and the north line of said Lot 2B, the following six (6) courses and distances:

West, a distance of 7.40 feet to a point at the beginning of a curve to the right whose center bears North, a distance of 263.50 feet from said point;

Along said curve to the right, through a central angle of 34 degrees 20 minutes 00 seconds, an arc distance of 157.90 feet to a point at the end of said curve;

North 55 degrees 40 minutes 00 seconds West, a distance of 181.40 feet to a point at the beginning of a curve to the left whose center bears South 34 degrees 20 minutes 00 seconds West, an arc distance of 321.50 feet from said point;

Along said curve to the left, through a central angle of 34 degrees 20 minutes 00 seconds, an arc distance of 192.65 feet to a point at the end of said curve;

West, a distance of 40.85 feet to a point at the beginning of a curve to the left whose center bears South, a distance of 121.50 feet from said point;

Along said curve to the left, through a central angle of 32 degrees 51 minutes 37 seconds, an arc distance of 69.68 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears North 32 degrees 51 minutes 37 seconds West, a distance of 178.50 feet from said point;

THENCE, along said curve to the right, through a central angle of 32 degrees 51 minutes 37 seconds, continuing with said south line of Lot 3B and said north line of Lot 2B, at an arc distance of 55.39 feet, passing a "+" cut in concrete found at the southwest corner of said Lot 3B and the easternmost southeast corner of said Lot 1B, continuing with a south line of said Lot 1B, in all, an arc distance of 102.37 feet to a "v" cut in concrete found at the end of said curve;

THENCE, West continuing with the north line of said Lot 2B and said south line of Lot 1B, a distance of 70.04 feet to a "+" cut in concrete found at the beginning of a curve to the right whose center bears North,

a distance of 116.33 feet from said point; said point being the northwest corner of said Lot 2B and an interior corner of Lot 1B;

THENCE, in a northwesterly direction, along said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 182.73 feet to a point for corner at the end of said curve;

THENCE, North a distance of 430.19 feet to a point at an angle point; said point being in the north line of said Lot 1B, and being in the south line of said Lot 4B;

THENCE, North 00 degrees 47 minutes 16 seconds West, a distance of 547.64 feet to a point found at an angle point; said point being in the north line of said Lot 4B and being in the south line of said Signature Center;

THENCE, North parallel to and 7.15 feet east of the west line of said Signature Center, a distance of 815.60 feet to a point at an angle point;

THENCE, North 25 degrees 00 minutes 00 seconds East, a distance of 100.26 feet to a point found for corner; said point being in the north line of said Signature Center and being in the south line of Beltline Road (136 foot right-of-way at this point);

THENCE, North 89 degrees 44 minutes 00 seconds East, along said south right-of-way line of Beltline Road, and said north line of Signature Center, a distance of 55.05 feet to a point for corner;

THENCE, South 25 degrees 00 minutes 00 seconds West, a distance of 97.18 feet to a point at an angle point;

THENCE, South a distance a 803.69 feet to a point for corner; said point being in the north line of a 30 foot wide Access Easement, recorded in Volume 93006, Page 5530, and amended in Volume 93082, Page 427, Deed Records, Dallas County, Texas;

THENCE, East along the north line of said Access Easement, 14.44 feet north of and parallel to the south line of said Signature Center and the north line of said Lot 4B, a distance of 822.67 feet to a point for corner; said point being in said west right-of-way line of Preston Road and being in a curve to the right whose center bears South 86 degrees 56 minutes 27 seconds West, a distance of 4,038.58 feet from said point;

THENCE, in a southerly direction, along said curve to the right, with said west right-of-way line of Preston Road, and said east line of Signature Center, at an arc distance of 14.46 feet passing a point at the southwest corner of said Signature Center and the northeast corner of said Lot 4C, in all, an arc distance of 30.04 feet to a point for corner; said point being in the south line of said Access Easement;

THENCE, West 15.56 feet south of and parallel to the south line of said Signature Center and the north line of said Lot 4C and Lot 4B, a distance of 824.85 feet to a point for corner;

THENCE, South 01 degrees 03 minutes 15 seconds East, a distance of 503.80 feet to a point for corner;

THENCE, South 89 degrees 51 minutes 43 seconds East, a distance of 518.09 feet to a point for corner at the beginning of a curve to the left whose center bears North 00 degrees 08 minutes 17 seconds East, a distance of 33.45 feet from said point;

THENCE, in a northeasterly direction, along said curve to the left, through a central angle of 56 degrees 36 minutes 28 seconds, an arc distance of 33.05 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears South 56 degrees 28 minutes 11 seconds East, a distance of 98.84 feet from said point;

THENCE, in a northeasterly direction, along said curve to the right, through a central angle of 44 degrees 21 minutes 33 seconds, an arc distance of 76.53 feet to a point at the end of said curve; said point being the beginning of a compound curve to the right whose center bears South 12 degrees 06 minutes 38 seconds East, a distance of 73.22 feet from said point;

THENCE, in an easterly direction, along said curve to the right, through a central angle of 48 degrees 29 minutes 06 seconds, an arc distance of 61.96 feet to a point at the end of said curve; said point being a compound curve to the right whose center bears south 36 degrees 22 minutes 28 seconds West, an arc distance of 132.81 feet from said point;

THENCE, in a southeasterly direction, along said curve to right, through a central angle of 16 degrees 26 minutes 08 seconds, an arc distance of 38.10 feet to a point at the end of said curve; said point being the beginning of a curve to the left whose center bears North 52 degrees 48 minutes 36 seconds East, a distance of 35.00 feet from said point;

THENCE, in an easterly direction along said curve to the left, through a central angle of 54 degrees 13 minutes 06 seconds, an arc distance of 33.12 feet to a point at the end of said curve;

THENCE, North 88 degrees 35 minutes 30 seconds East, a distance of 17.63 feet to a point for corner;

THENCE, North 01 degrees 24 minutes 30 seconds West, a distance of 7.00 feet to a point for corner;

THENCE, North 88 degrees 35 minutes 30 seconds East, a distance of 50.00 feet to a point for corner;

THENCE, South 01 degrees 24 minutes 30 seconds East, a distance of 7.00 feet to a point for corner;

THENCE, North 88 degrees 35 minutes 30 seconds East, a distance of 29.93 feet to a point for corner; said point being the southeast corner of said Lot 4E, the easternmost northeast corner of said Lot 4B and being in said west right-of-way line of Preston Road;

THENCE, South 00 degrees 00 minutes 22 seconds West, with said west right-of-way line of Preston Road, and the east line of said Lot 4B, at a distance of 33.35 feet passing the southeast corner of said Lot 4B and the northeast corner of said Lot 3B, continuing with said west line of Preston Road and the west line of Lot 3B, in all, a distance of 75.02 feet to a point for corner;

THENCE, South 88 degrees 35 minutes 30 seconds West, a distance of 107.45 feet to a point at the beginning of a curve to the left whose center bears South 01 degrees 24 minutes 30 seconds East, a distance of 35.00 feet from said point;

THENCE, in a southwesterly direction, along said curve to the left, through a central angle of 46 degrees 55 minutes 02 seconds, an arc distance of 28.66 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears North 48 degrees 19 minutes 32 seconds West, an arc distance of 132.81 feet from said point;

THENCE, in a southwesterly direction, along said curve to the right, through a central angle of 12 degrees 13 minutes 38 seconds, an arc distance of 28.34 feet to a point at the end of said curve; said point being

the beginning of a compound curve to the right whose center bears North 36 degrees 05 minutes 54 seconds West, a distance of 73.22 feet from said point;

THENCE, in a westerly direction, along said curve to the right, through a central angle of 48 degrees 29 minutes 06 seconds, an arc distance of 61.96 feet to a point at the end of said curve; said point being the beginning of a compound curve to the right whose center bears North 12 degrees 23 minutes 12 seconds East, a distance of 98.84 feet from said point;

THENCE, in a northwesterly direction, along said curve to the right, through a central angle of 44 degrees 21 minutes 33 seconds, an arc distance of 76.53 feet to a point at the end of said curve; said point being the beginning of a curve to the left whose center bears South 56 degrees 44 minutes 45 seconds West, an arc distance of 33.45 feet from said point;

THENCE, in a westerly direction, along said curve to the left, through a central angle of 56 degrees 36 minutes 28 seconds, an arc distance of 33.05 feet to a point at the end of said curve;

THENCE, North 89 degrees 51 minutes 43 seconds West, a distance of 518.54 feet to a point for corner;

THENCE, South a distance of 402.83 feet to a point for corner, said point being the beginning of a curve to the left whose center bears East, a distance of 60.00 feet from said point;

THENCE, in a southeasterly direction, along said curve to the left, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 94.25 feet to a point at the end of said curve;

THENCE, East a distance of 69.55 feet to a point for corner; said point being the beginning of a curve to the left whose center bears North, a distance of 123.50 feet from said point;

THENCE, in a northeasterly direction, along said curve to the left, through a central angle of 32 degrees 51 minutes 37 seconds, an arc distance of 70.83 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears South 32 degrees 51 minutes 37 seconds East, a distance of 176.50 feet from said point;

THENCE, in a northeasterly direction, along said curve to the right, through a central angle of 32 degrees 51 minutes 37 seconds, an arc distance of 101.23 feet to a point at the end of said curve;

THENCE, East a distance of 40.85 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears South, a distance of 376.50 feet from said point;

THENCE, in an easterly direction, along said curve to the right, through a central angle of 34 degrees 20 minutes 00 seconds, an arc distance of 225.61 feet to a point at the end of said curve;

THENCE, South 55 degrees 40 minutes 00 seconds East, a distance of 181.40 feet to a point at the beginning of a curve to the left whose center bears North 34 degrees 20 minutes 00 seconds East, a distance of 208.50 feet from said point;

THENCE, in an easterly direction, along said curve to the left, through a central angle of 34 degrees 20 minutes 00 seconds an arc distance of 124.94 feet to a point at the end of said curve;

THENCE, East a distance of 7.41 feet to a point for corner; said point being in the east line of said Lot 3B and being in the west line of said Preston Road;

THENCE, South 00 degrees 00 minutes 22 seconds West, with said east line of Lot 3B and said west line of Preston Road, a distance of 55.00 feet to the POINT OF BEGINNING;

CONTAINING 247,385 square feet or 5.679 acres of land.

SAVE AND EXCEPT any portion of said tract lying within Lot 1B, Block A/8174 of the Rostland Subdivision No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 93079, Page 168, Map Records, Dallas County, Texas.

EXHIBIT "A-2"

Property Description

TRACT 1 - FEE SIMPLE

All that certain lot, tract or parcel of land situated in the A. Bledsoe Survey, Abstract No. 157, City of Dallas, Dallas County, Texas, and being a part of Lot 1B, Block A/8174, Rostland Subdivision No. 3, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 93079, Page 168, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete at the north most northeast corner of said Lot 1B, Block A/8174, Rostland Subdivision No. 3, and also being the northwest corner of Lot 3B, Block A/8174, of Rostland Subdivision Unit 1, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 83219, Page 1729, replatted in Volume 85063, Page 2498, and revised by Certificate of Correction in Volume 86025, Page 1631, Deed Records, Dallas County, Texas;

THENCE, with the common line of said Lots 1B and 3B, Block A/8174, the following metes and bounds;

South 00 degrees 00 minutes 00 seconds East, a distance of 389.01 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for corner;

North 90 degrees 00 minutes 00 seconds East, a distance of 176.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found for corner;

South 00 degrees 00 minutes 00 seconds East, a distance of 122.71 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in a curve to the right having a radius of 151.04 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 18 degrees 39 minutes 56 seconds, an arc distance of 49.20 feet (chord bears South 81 degrees 24 minutes 51 seconds West, 48.99 feet) to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE North 90 degrees 00 minutes 00 seconds West a distance of 70.04 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner, at the beginning of a curve to the right having a radius of 86.20 feet;

THENCE Northwesterly, with said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 135.41 feet (chord bears North 45 degrees 00 minutes 04 seconds West, 121.91 feet) to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE North 00 degrees 00 minutes 00 seconds East a distance of 432.83 feet to an "X" chiseled in concrete for corner in the north most boundary of said Lot 1B, Block A/8174, Rostland Subdivision No. 3;

THENCE North 90 degrees 00 minutes 00 seconds East, a distance of 26.68 feet to the POINT OF BEGINNING and containing 36,064 square feet or 0.83 acres of land.

TRACT 2 - FEE SIMPLE

All that certain lot, tract or parcel of land situated in the A. Bledsoe Survey, Abstract No. 157, City of Dallas, Dallas County, Texas, and being a part of Lot 1B, Block A/8174, Rostland Subdivision No. 3, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 93079, Page 168, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found at the westernmost northwest corner of said Lot 1B, Block A/8174 and at an inner corner of Rock Creek Apartments, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 78068, Page 925, Map Records, Dallas County, Texas;

THENCE, South 89 degrees 22 minutes 44 seconds East, with the south line of said Rock Creek Apartments, a distance of 150.70 feet to a point for corner at the northmost southeast corner of said Rock Creek Apartments;

THENCE, North 00 degrees 00 minutes 00 seconds East, with the east line of said Rock Creek Apartments a distance of 296.12 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PACHECO KOCH" found at the northmost northwest corner of said Lot 1B, Block A/8174; said point also being the southwest corner of Lot 4B, Block A/8174, of Rostland Subdivision No- 3;

THENCE, North 90 degrees 00 minutes 00 seconds East, leaving the east line of said Rock Creek Apartments and with the common line of said Lots 1B and 4B, Block A/8174, a distance of 42.82 feet to an "X" chiseled in concrete for corner;

THENCE South 00 degrees 00 minutes 00 seconds East a distance of 432.83 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in median;

THENCE South 29 degrees 48 minutes 01 seconds West, a distance of 71.73 feet to an "X" chiseled in concrete for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 60.00 feet to an "X" chiseled in concrete for corner;

THENCE North 89 degrees 45 minutes 33 seconds West, a distance of 158.49 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the west boundary of said Lot 1B, Block A/8174, Rostland Subdivision No. 3 and in the east boundary of said Rock Creek Apartments;

THENCE North 00 degrees 08 minutes 18 seconds East, a distance of 259.92 feet to the POINT OF BEGINNING and containing 69,694 square feet or 1.37 acres of land.

TRACT 3 - EASEMENT ESTATE

Easement Estate created by that certain Non-Exclusive Parking Easement in Favor of RTI Sports, Inc., executed by and between 1500 Preston II, Inc., a Texas corporation, 15000 Preston Ltd., a Texas limited partnership, and RTI Sports, Inc, a Texas corporation, dated March 7, 1986, filed June 3, 1986, recorded in Volume 86107, Page 3507, Deed Records, Dallas County, Texas.

TRACT 4 - EASEMENT ESTATE

Easement Estate created by that certain Non-Exclusive Parking Easement in Favor of RTI Sports, Inc., executed by and between 1500 Preston II, Inc., a Texas corporation, 15000 Preston Ltd., a Texas limited partnership, and RTI Sports, Inc, a Texas corporation, dated March 7, 1986, filed June 3, 1986, recorded in Volume 86107, Page 3507, Deed Records, Dallas County, Texas, and EASEMENT ESTATE created by that certain Second Non-Exclusive Parking Easement, in Favor of RTI Sports, Inc., executed by and between 1500 Preston II, Inc., a Texas corporation, and RTI Sports, Inc., a Texas corporation, dated February 24, 1989, filed February 27, 1989 recorded in Volume 89039, Page 3346, Deed Records, Dallas County, Texas.

TRACT 5 - EASEMENT ESTATE

Description of a 5.679 acre tract of land situated in the F.M. Wiggington Survey, Abstract No. 1610 and the A. Bledsoe Survey, Abstract No. 157; said tract being part of Lot 3B, Block N8174 of Rostland Subdivision Unit 1, an addition to the City of Dallas, Texas, as recorded in Volume 83219, Page 1729, replatted in Volume 85063, Page 2498, and revised by Certificate of Correction in Volume 86025, Page 1631, Deed Records, Dallas County, Texas; and being parts of Lots 1B, 4B and 4C, Block N8174 of Rostland Subdivision Unit 3, an addition to the City of Dallas, Texas, as recorded in Volume 93079, Page 168, Deed Records, Dallas County, Texas and being part of Signature Center, an addition to the City of Dallas, Texas, as recorded in Volume 92236, Page 5533, Deed Records, Dallas County, Texas; said tract being situated in City of Dallas Block N8174; said tract being a part of Carriage Homes Apartments Addition, an addition to the City of Dallas as recorded in Volume 95030, Page 1997, Deed Records, Dallas County, Texas; said 5.679 acre tract of land being more particularly described as follows:

BEGINNING, at a point for corner in the west right-of-way line of Preston Road (100 foot right-of-way); said point being the southeast corner of said Lot 3B and being the northeast corner of Lot 2B of said Rostland Subdivision Unit 3;

THENCE, in a westerly direction along the south line of said Lot 3B and the north line of said Lot 2B, the following six (6) courses and distances:

West, a distance of 7.40 feet to a point at the beginning of a curve to the right whose center bears North, a distance of 263.50 feet from said point;

Along said curve to the right, through a central angle of 34 degrees 20 minutes 00 seconds, an arc distance of 157.90 feet to a point at the end of said curve;

North 55 degrees 40 minutes 00 seconds West, a distance of 181.40 feet to a point at the beginning of a curve to the left whose center bears South 34 degrees 20 minutes 00 seconds West, an arc distance of 321.50 feet from said point;

Along said curve to the left, through a central angle of 34 degrees 20 minutes 00 seconds, an arc distance of 192.65 feet to a point at the end of said curve;

West, a distance of 40.85 feet to a point at the beginning of a curve to the left whose center bears South, a distance of 121.50 feet from said point;

Along said curve to the left, through a central angle of 32 degrees 51 minutes 37 seconds, an arc distance of 69.68 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears North 32 degrees 51 minutes 37 seconds West, a distance of 178.50 feet from said point;

THENCE, along said curve to the right, through a central angle of 32 degrees 51 minutes 37 seconds, continuing with said south line of Lot 3B and said north line of Lot 2B, at an arc distance of 55.39 feet, passing a "+" cut in concrete found at the southwest corner of said Lot 3B and the easternmost southeast corner of said Lot 1B, continuing with a south line of said Lot 1B, in all, an arc distance of 102.37 feet to a "v" cut in concrete found at the end of said curve;

THENCE, West continuing with the north line of said Lot 2B and said south line of Lot 1B, a distance of 70.04 feet to a "+" cut in concrete found at the beginning of a curve to the right whose center bears North,

a distance of 116.33 feet from said point; said point being the northwest corner of said Lot 2B and an interior corner of Lot 1B;

THENCE, in a northwesterly direction, along said curve to the right, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 182.73 feet to a point for corner at the end of said curve;

THENCE, North a distance of 430.19 feet to a point at an angle point; said point being in the north line of said Lot 1B, and being in the south line of said Lot 4B;

THENCE, North 00 degrees 47 minutes 16 seconds West, a distance of 547.64 feet to a point found at an angle point; said point being in the north line of said Lot 4B and being in the south line of said Signature Center;

THENCE, North parallel to and 7.15 feet east of the west line of said Signature Center, a distance of 815.60 feet to a point at an angle point;

THENCE, North 25 degrees 00 minutes 00 seconds East, a distance of 100.26 feet to a point found for corner; said point being in the north line of said Signature Center and being in the south line of Beltline Road (136 foot right-of-way at this point);

THENCE, North 89 degrees 44 minutes 00 seconds East, along said south right-of-way line of Beltline Road, and said north line of Signature Center, a distance of 55.05 feet to a point for corner;

THENCE, South 25 degrees 00 minutes 00 seconds West, a distance of 97.18 feet to a point at an angle point;

THENCE, South a distance a 803.69 feet to a point for corner; said point being in the north line of a 30 foot wide Access Easement, recorded in Volume 93006, Page 5530, and amended in Volume 93082, Page 427, Deed Records, Dallas County, Texas;

THENCE, East along the north line of said Access Easement, 14.44 feet north of and parallel to the south line of said Signature Center and the north line of said Lot 4B, a distance of 822.67 feet to a point for corner; said point being in said west right-of-way line of Preston Road and being in a curve to the right whose center bears South 86 degrees 56 minutes 27 seconds West, a distance of 4,038.58 feet from said point;

THENCE, in a southerly direction, along said curve to the right, with said west right-of-way line of Preston Road, and said east line of Signature Center, at an arc distance of 14.46 feet passing a point at the southwest corner of said Signature Center and the northeast corner of said Lot 4C, in all, an arc distance of 30.04 feet to a point for corner; said point being in the south line of said Access Easement;

THENCE, West 15.56 feet south of and parallel to the south line of said Signature Center and the north line of said Lot 4C and Lot 4B, a distance of 824.85 feet to a point for corner;

THENCE, South 01 degrees 03 minutes 15 seconds East, a distance of 503.80 feet to a point for corner;

THENCE, South 89 degrees 51 minutes 43 seconds East, a distance of 518.09 feet to a point for corner at the beginning of a curve to the left whose center bears North 00 degrees 08 minutes 17 seconds East, a distance of 33.45 feet from said point;

THENCE, in a northeasterly direction, along said curve to the left, through a central angle of 56 degrees 36 minutes 28 seconds, an arc distance of 33.05 feet to a point at the end of said curve; said point being the

beginning of a curve to the right whose center bears South 56 degrees 28 minutes 11 seconds East, a distance of 98.84 feet from said point;

THENCE, in a northeasterly direction, along said curve to the right, through a central angle of 44 degrees 21 minutes 33 seconds, an arc distance of 76.53 feet to a point at the end of said curve; said point being the beginning of a compound curve to the right whose center bears South 12 degrees 06 minutes 38 seconds East, a distance of 73.22 feet from said point;

THENCE, in an easterly direction, along said curve to the right, through a central angle of 48 degrees 29 minutes 06 seconds, an arc distance of 61.96 feet to a point at the end of said curve; said point being a compound curve to the right whose center bears south 36 degrees 22 minutes 28 seconds West, an arc distance of 132.81 feet from said point;

THENCE, in a southeasterly direction, along said curve to right, through a central angle of 16 degrees 26 minutes 08 seconds, an arc distance of 38.10 feet to a point at the end of said curve; said point being the beginning of a curve to the left whose center bears North 52 degrees 48 minutes 36 seconds East, a distance of 35.00 feet from said point;

THENCE, in an easterly direction along said curve to the left, through a central angle of 54 degrees 13 minutes 06 seconds, an arc distance of 33.12 feet to a point at the end of said curve;

THENCE, North 88 degrees 35 minutes 30 seconds East, a distance of 17.63 feet to a point for corner;

THENCE, North 01 degrees 24 minutes 30 seconds West, a distance of 7.00 feet to a point for corner;

THENCE, North 88 degrees 35 minutes 30 seconds East, a distance of 50.00 feet to a point for corner;

THENCE, South 01 degrees 24 minutes 30 seconds East, a distance of 7.00 feet to a point for corner;

THENCE, North 88 degrees 35 minutes 30 seconds East, a distance of 29.93 feet to a point for corner; said point being the southeast corner of said Lot 4E, the easternmost northeast corner of said Lot 4B and being in said west right-of-way line of Preston Road;

THENCE, South 00 degrees 00 minutes 22 seconds West, with said west right-of-way line of Preston Road, and the east line of said Lot 4B, at a distance of 33.35 feet passing the southeast corner of said Lot 4B and the northeast corner of said Lot 3B, continuing with said west line of Preston Road and the west line of Lot 3B, in all, a distance of 75.02 feet to a point for corner;

THENCE, South 88 degrees 35 minutes 30 seconds West, a distance of 107.45 feet to a point at the beginning of a curve to the left whose center bears South 01 degrees 24 minutes 30 seconds East, a distance of 35.00 feet from said point;

THENCE, in a southwesterly direction, along said curve to the left, through a central angle of 46 degrees 55 minutes 02 seconds, an arc distance of 28.66 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears North 48 degrees 19 minutes 32 seconds West, an arc distance of 132.81 feet from said point;

THENCE, in a southwesterly direction, along said curve to the right, through a central angle of 12 degrees 13 minutes 38 seconds, an arc distance of 28.34 feet to a point at the end of said curve; said point being the beginning of a compound curve to the right whose center bears North 36 degrees 05 minutes 54 seconds West, a distance of 73.22 feet from said point;

THENCE, in a westerly direction, along said curve to the right, through a central angle of 48 degrees 29 minutes 06 seconds, an arc distance of 61.96 feet to a point at the end of said curve; said point being the beginning of a compound curve to the right whose center bears North 12 degrees 23 minutes 12 seconds East, a distance of 98.84 feet from said point;

THENCE, in a northwesterly direction, along said curve to the right, through a central angle of 44 degrees 21 minutes 33 seconds, an arc distance of 76.53 feet to a point at the end of said curve; said point being the beginning of a curve to the left whose center bears South 56 degrees 44 minutes 45 seconds West, an arc distance of 33.45 feet from said point;

THENCE, in a westerly direction, along said curve to the left, through a central angle of 56 degrees 36 minutes 28 seconds, an arc distance of 33.05 feet to a point at the end of said curve;

THENCE, North 89 degrees 51 minutes 43 seconds West, a distance of 518.54 feet to a point for corner;

THENCE, South a distance of 402.83 feet to a point for corner, said point being the beginning of a curve to the left whose center bears East, a distance of 60.00 feet from said point;

THENCE, in a southeasterly direction, along said curve to the left, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 94.25 feet to a point at the end of said curve;

THENCE, East a distance of 69.55 feet to a point for corner; said point being the beginning of a curve to the left whose center bears North, a distance of 123.50 feet from said point;

THENCE, in a northeasterly direction, along said curve to the left, through a central angle of 32 degrees 51 minutes 37 seconds, an arc distance of 70.83 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears South 32 degrees 51 minutes 37 seconds East, a distance of 176.50 feet from said point;

THENCE, in a northeasterly direction, along said curve to the right, through a central angle of 32 degrees 51 minutes 37 seconds, an arc distance of 101.23 feet to a point at the end of said curve;

THENCE, East a distance of 40.85 feet to a point at the end of said curve; said point being the beginning of a curve to the right whose center bears South, a distance of 376.50 feet from said point;

THENCE, in an easterly direction, along said curve to the right, through a central angle of 34 degrees 20 minutes 00 seconds, an arc distance of 225.61 feet to a point at the end of said curve;

THENCE, South 55 degrees 40 minutes 00 seconds East, a distance of 181.40 feet to a point at the beginning of a curve to the left whose center bears North 34 degrees 20 minutes 00 seconds East, a distance of 208.50 feet from said point;

THENCE, in an easterly direction, along said curve to the left, through a central angle of 34 degrees 20 minutes 00 seconds an arc distance of 124.94 feet to a point at the end of said curve;

THENCE, East a distance of 7.41 feet to a point for corner; said point being in the east line of said Lot 3B and being in the west line of said Preston Road;

THENCE, South 00 degrees 00 minutes 22 seconds West, with said east line of Lot 3B and said west line of Preston Road, a distance of 55.00 feet to the POINT OF BEGINNING;

CONTAINING 247,385 square feet or 5.679 acres of land.

SAVE AND EXCEPT any portion of said tract lying within Lot 1B, Block A/8174 of the Rostland Subdivision No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 93079, Page 168, Map Records, Dallas County, Texas.

