

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: MARCH 7, 2025

NOTE: Note described as follows:

Date: MAY 16, 2022
Maker: SELENE CAPITAL DEVELOPMENT, LLC-SERIES
Payee: ENCORE BANK
Original Principal Amount: \$7,536,000.00

Date: MAY 16, 2022
Maker: SELENE CAPITAL DEVELOPMENT, LLC-SERIES
Payee: ENCORE BANK
Original Principal Amount: \$10,960,000.00

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
2025 MAR 11 PM 3:16

FILED

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 16, 2022
Grantor: SELENE CAPITAL DEVELOPMENT, LLC-SERIES 1
Trustee: SCOTT JONES
Beneficiary: ENCORE BANK
Recorded: DOCUMENT NO. 202200140688, Real Property Records, DALLAS County, Texas

LENDER: ENCORE BANK

BORROWER: SELENE CAPITAL DEVELOPMENT, LLC-SERIES

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

APRIL 1, 2025, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In DALLAS County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the 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.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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, as Substitute Trustee, or any other substitute trustee Lender 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.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 16, 2022
Grantor: SELENE CAPITAL DEVELOPMENT, LLC-SERIES 1
Trustee: SCOTT JONES
Beneficiary: ENCORE BANK
Recorded: DOCUMENT NO. 202200140688, Real Property Records, DALLAS County, Texas

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219


Each Substitute Trustee is appointed **effective as of MARCH 7, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: /s/ Michael P. Menton

Name: Michael P. Menton, Attorney for
ENCORE BANK

Notice of Sale executed by:



Name: David Garvin

Substitute Trustee

EXHIBIT "A"

Being all of Lots 8 and 10 and part of Lot 12, Block 7/944 of AMENDED MAP NORTH DALLS IMPROVEMENT CO. ADDITION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 106, Page 258 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner in the southwest R.O.W. line of Fairmount Street (a variable width R.O.W.), and being N 45 deg. 40 min. 00 sec. W, 172.79 feet from the present intersection of the southwest line of Fairmount Street with the west R.O.W. line of Cedar Springs Road (an 80' R.O.W.), said point being the common east corner of said Lot 8 and the north corner of Lot 2A, Block 7/944 of Pillsbury Peters Fine Art Addition, an addition to the City of Dallas, Dallas County, Texas, recorded Volume 2000180, Page 1705 of the Map Records of Dallas County, Texas;

THENCE S 44 deg. 20 min. 00 sec. W, 154.40 feet along the common line of said Lots 8 and 2A to a cross found for corner in the northeast line of a 16 foot wide alley;

THENCE N 45 deg. 40 min. 00 sec. W, 140.00 feet along the northeast line of said 16 foot wide alley to a 5/8" iron rod set at the south corner of that same tract of land described in Deed to Reilly/Parkway Limited Partnership, recorded in Volume 90048, Page 2005 of the Deed Records of Dallas County, Texas;

THENCE N 44 deg. 20 min. 00 sec. E, 154.40 feet along the southeast line of said Reilly/Parkway Limited Partnership property to a 3/4" iron pipe found for corner in the southwest line of Fairmount Street;

THENCE S 45 deg. 40 min. 00 sec. E, 140.00 feet along the southwest line of Fairmount Street to a POINT OF BEGINNING and containing 21,616.00 square feet or 0.4962 acres of land.

Notice of Substitute Trustee's Sale

Date: March 7, 2025

Substitute Trustee: David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Cole Emert

Substitute Trustee's Address: 8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Mortgagee: Trident Realty Investments Atlas SPV, LLC, a Texas limited liability company

Note: Note dated May 24, 2022, in the amount of \$582,830.00

Deed of Trust

Date: May 24, 2022

Grantor: Princess The CEO, LLC

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

Recording information: Recorded on May 27, 2022, under Clerk's Instrument No. 202200149945 of the official public records of Dallas County, Texas

Property: See Exhibit A

County: Dallas County

Date of Sale (first Tuesday of month): April 1, 2025

Time of Sale: The earliest time at which the sale shall occur is 11:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONERS.

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

FILED
2025 MAR 11 PM 3:16
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Cole Emert, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

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



**David Garvin, Brandy Bacon, Michelle Schwartz,
Guy Wiggs, David Stockman, Donna Stockman,
Janet Pinder, Jamie Dworsky, Angela Cooper,
Kelly Goddard, Cole Emert**

Exhibit A

Being a portion of Lot 5, Block 3/7119, of Bomar's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof as recorded in Volume 1, Page 161, Map Records, Dallas County, Texas, same being that tract of land conveyed to Rodolfo Barraza and wife, Juana Barraza, by deed recorded in Instrument No. 201700285485, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Esteban Aleman, by deed recorded in Volume 99074, Page 2354, Deed Records of Dallas County, Texas, and being along the West line of N. Winnetka Avenue (a 50 foot right-of-way);

THENCE South 88 degrees 19 minutes 55 seconds West, along the North line of said Aleman tract, a distance of 144.22 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Aleman tract, same being along an East line of a tract of land conveyed to the Dallas County Flood Control District, by deed recorded in Volume 1, Page 161, Deed Records of Dallas County, Texas;

THENCE North 00 degrees 30 minutes 56 seconds West, along an East line of said Flood Control District tract, a distance of 50.00 feet to a point for corner, said corner being along the South line of a tract of land conveyed to Davis LLC, by deed recorded in Instrument No. 201800124529, Deed Records of Dallas County, Texas, from which a 5/8 iron rod found bears South 89 degrees 02 minutes 11 seconds West, a distance of 1.51 feet for corner, said corner being the Southwest corner of said Davis tract, same being an "ell" corner of said Flood Control District tract;

THENCE North 88 degrees 19 minutes 46 seconds East, along the South line of said Davis tract, a distance of 143.84 feet to a 1/2 inch iron rod found for corner, said corner being along the West line of aforementioned N. Winnetka Avenue;

THENCE South 00 degrees 57 minutes 00 seconds East, along the West line of said N. Winnetka Avenue, a distance of 50.00 feet to POINT OF BEGINNING and containing 7,201 square feet or 0.17 acres of land.

Notice of Substitute Trustee's Sale

Date: March 7, 2025

Substitute Trustee: David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Cole Emert

Substitute Trustee's Address: Foreclosure Services, LLC
8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Mortgagee: Trident Realty Investments Atlas SPV LLC, a Texas limited liability company

Note: Note dated July 14, 2023, in the amount of \$188,117.00.

Deed of Trust

Date: July 14, 2023

Grantor: Emmanuel Jermond Salter

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

Recording information: Recorded on July 17, 2023, under Clerk's Instrument No. 202300140905 of the official public records of Dallas County, Texas

FILED
2025 MAR 11 PM 3:16
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

PROPERTY:

LOT 21, BLOCK L/6639, POLK TERRACE ADDITION, SECOND INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 28, PAGE 43, MAP RECORDS, DALLAS COUNTY, TEXAS.

Commonly known as: 725 Emberwood Dr, Dallas, TX 75232

County: Dallas County

Date of Sale (first Tuesday of month): April 1, 2025

Time of Sale: The earliest time at which the sale shall occur is 11:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONERS.

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

Mortgagee David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Cole Emert, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

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



David Garvin, Brandy Bacon, Michelle Schwartz,
Guy Wiggs, David Stockman, Donna Stockman,
Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly
Goddard, Cole Emert

NOTICE OF SUBSTITUTE TRUSTEE'S SALE **FILED**

2025 MAR 11 PM 3:17

STATE OF TEXAS *
*
COUNTY OF DALLAS *

KNOW ALL MEN BY THESE PRESENT
JOHN F. WARREN
CLERK OF COUNTY
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **AUGUST 29, 2022**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202200234473** of the Deed Records of **DALLAS** County, Texas, executed by **YOLIS RUEDA**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS INC**, the property situated in the County of **DALLAS**, Texas, to wit:

LOT 25, BLOCK 1/4380, RESUBDIVISION OF LEA CREST ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGE 351, PLAT RECORDS, DALLAS COUNTY, TEXAS.
aka: 2014 Stovall Dr., Dallas, TX 75216.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$170,000.00** executed by **YOLIS RUEDA**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

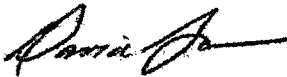
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 1st day of APRIL, 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness.

The sale will take place at the **Dallas County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sale will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this 7th day of **MARCH, 2025**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs,
David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky,
Angela Cooper or Kelly Goddard, as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320,
Fort Worth, TX 76179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 MAR 11 PM 3:17

STATE OF TEXAS *
*
COUNTY OF DALLAS *

KNOW ALL MEN BY THESE PRESENT

JOHN F. WASSER
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **DECEMBER 18, 2023**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202300260210** of the Deed Records of **DALLAS** County, Texas, executed by **MANAHAGA ENTERPRISES INC.**, to **CARRIE WAIBEL or ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

LOT 12, IN BLOCK 15/5976, OF THIRD INSTALLMENT OF WYNNEWOOD PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 53-54 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
aka: **3160 O'Bannon Dr., Dallas, TX 75224.**

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$202,500.00** executed by **MANAHAGA ENTERPRISES INC.**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 1st day of APRIL, 2025**, being the first Tuesday of such month, at the

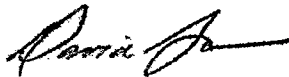
3160 O'Bannon Dr., Dallas, TX 75224

county courthouse of **DALLAS County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **DALLAS County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS County** for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this 7th day of **MARCH 2025**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper or Kelly Goddard, as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320
Fort Worth, TX 76179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 MAR 11 PM 3:17

STATE OF TEXAS *
*
COUNTY OF DALLAS *

KNOW ALL MEN BY THESE PRESENT

JOHN F. WARREN
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **JANUARY 2, 2024**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202400022849** of the Deed Records of **DALLAS** County, Texas, executed by **MANAHAGA ENTERPRISES INC.**, to **CARRIE WAIBEL** or **ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

LOT 10, BLOCK I/4239, OF THE HIGHLANDS ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 347, MAP RECORDS OF DALLAS COUNTY, TEXAS.

aka: 1546 Southerland Ave., Dallas, TX 75203.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$171,000.00** executed by **MANAHAGA ENTERPRISES INC.**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 1st day of APRIL, 2025**, being the first Tuesday of such month, at the

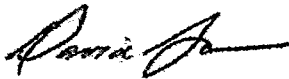
1546 Southerland Ave, Dallas, TX 75203

county courthouse of **DALLAS County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **DALLAS County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS County** for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this **7th** day of **MARCH 2025**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper or Kelly Goddard, as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320
Fort Worth, TX 76179

NOTICE OF FORECLOSURE SALE

FILED

Notice is hereby given of a public non-judicial foreclosure sale.

2025 MAR 11 PM 3:17

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

LOT 17, BLOCK K/5361, CENTERVILLE TERRACE ADDITION, FIRST SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE(S) 109, MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS. A.P.N. 0000037739200000

JOHN F. WARREN
COUNTY CLERK

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

Date: April 1, 2025

Time: The sale shall begin no earlier than 11:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: DALLAS County, on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. 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. 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 51.0075(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. If the Foreclosure Sale is passed, 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.

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

5. 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 property.

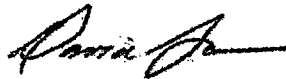
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Thomas Chadwick Clancy ("Debtor") and Ann Marie Clancy ("Pro Forma"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated June 25, 2015 and executed by Debtor in the Original Principal Amount of \$83,500.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of Dwelling Series IV Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated June 25, 2015, designating Robert K. Fowler as the Original Trustee and is recorded in the office of the County Clerk of DALLAS County, Texas, under Instrument No. 201500173467 as modified under 2021-2021100172650, of the Real Property Records of DALLAS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 5th Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.**

DATED MAR 11 2025



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Richard E. Anderson, Ray Vela, and Cesar DelaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

NOTICE OF FORECLOSURE SALE

FILED

Notice is hereby given of a public non-judicial foreclosure sale.

2025 MAR 11 PM 3:17

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

LOT 46, BLOCK NO. D/8818, OF ARBOR RIDGE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2005100 AT PAGE 83, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

JOHN F. WARREN
BY _____ DEPUTY

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

Date: April 1, 2025

Time: The sale shall begin no earlier than 11:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: DALLAS County, on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. 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. 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 51.0075(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. If the Foreclosure Sale is passed, 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.

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

5. 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 property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable

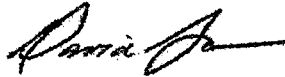
conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Francisco Javier Banuelos Gutierrez and Karen Gutierrez ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated May 18, 2018 and executed by Debtor in the Original Principal Amount of \$169,362.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated May 18, 2018, designating Michael H. Patterson as the Original Trustee and is recorded in the office of the County Clerk of DALLAS County, Texas, under Instrument No. 201800177902, of the Real Property Records of DALLAS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 5th Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.**

DATED MAR 11 2025



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Richard E. Anderson, Ray Vela, and Cesar DelaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: MARCH 7, 2025

NOTE: Note described as follows:

Date: APRIL 26, 2022
Maker: JOHNATHAN JAUQUEZ ABRAM
Payee: COMMUNITY BANK OF MISSISSIPPI
Original Principal Amount: \$468,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: APRIL 26, 2022
Grantor: JOHNATHAN JAUQUEZ ABRAM
Trustee: DONALD G. GRIFFEN
Beneficiary: COMMUNITY BANK OF MISSISSIPPI
Recorded: DOCUMENT NO. 202200118919, Real Property Records, DALLAS County, Texas

LENDER: COMMUNITY BANK OF MISSISSIPPI

BORROWER: JOHNATHAN JAUQUEZ ABRAM

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances

2025 MAR 11 PM 3:17
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

FILED

and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

APRIL 1, 2025, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In DALLAS County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the 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.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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, as Substitute Trustee, or any other substitute trustee Lender 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.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: APRIL 26, 2022
Grantor: JOHNATHAN JAUQUEZ ABRAM
Trustee: DONALD G. GRIFFEN
Beneficiary: COMMUNITY BANK OF MISSISSIPPI
Recorded: DOCUMENT NO. 202200118919, Real Property Records, DALLAS County, Texas

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

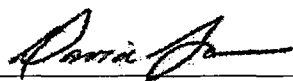
Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of MARCH 7, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: /s/ Michael P. Menton
Name: Michael P. Menton, Attorney for
COMMUNITY BANK OF MISSISSIPPI

Notice of Sale executed by:



Name: David Garvin

Substitute Trustee

P:\crd\COMMUNITY BANK\25-0450 JONATHAN ABRAM\APRIL 2025\NOTICE OF FORECLOSURE.doc

Attached to and forming part of Deed of Trust in the name of Johnathan Jauquez Abram in the amount of \$468,000.00

Exhibit "A"

BEING a 0.063 acre tract of land, being the North 1/2 of Lot 4, Block 9/4970, Skyline Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 360, Plat Records, Dallas County, Texas, (P.R.D.C.T.), conveyed to Ladd Vien, as described in a deed, recorded in Instrument No. 201900187464, Deed Records, Dallas County, Texas, (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING, at an iron rod found, at the Northwest corner of said Lot 4, at the Southwest corner of Lot 5, of said Block 9/4970, in the East line of Avenue L, a 40 foot wide right-of-way, (R.O.W.);

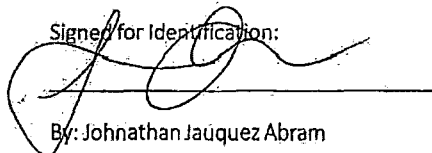
THENCE, with the common line between said Lot 4 and with said Lot 5, North 75 degrees 38 minutes 37 seconds East, a distance of 109.47 feet, to an iron rod found, at the Northeast corner of the Lot 4, at the Northwest corner of Lot 29, of said Block 9/4970;

THENCE, with the common line between said Lot 4 and with said Lot 29, South 13 degrees 57 minutes 55 seconds East, a distance of 25.17 feet, to the Southeast corner of the herein described tract;

THENCE, crossing said Lot 4, South 75 degrees 38 minutes 37 seconds West, a distance of 109.52 feet, to the Southwest corner of the herein described tract;

THENCE, with the East line of said Avenue L, North 13 degrees 50 minutes 40 seconds West, a distance of 25.17 feet to the POINT OF BEGINNING and containing 0.063 acres of land, more or less.

Signed for Identification:


By: Johnathan Jauquez Abram



Date

FILED

2025 MAR 11 PM 3:17

NOTICE OF FORECLOSURE SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

State of Texas §
 §
County of Dallas §

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT 30B, BLOCK 4/1356, SOUTHFAIR DEVELOPMENT ADDITION, NO. 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP THEREOF RECORDED UNDER CLERK'S FILE NO. 2016-265496, MAP RECORDS, DALLAS COUNTY, TEXAS

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

Date: **April 1, 2025**
Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.
Place: **Dallas County Courthouse in Dallas, Texas**, at the following location: the area designated by the Commissioners Court of **Dallas, Dallas County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust 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 refiled may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

- 3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record 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.

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 nature and extent of such matters, if any.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's

attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Natalie Nicole Strong, an unmarried woman.**
5. Obligations Secured. The Deed of Trust is dated **November 9, 2022**, and is recorded in the office of the County Clerk of **Dallas County, Texas**, in/under **202200292115, Official Public Records of Dallas County, Texas.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$245,000.00**, executed by **Natalie Nicole Strong**, and payable to the order of **Origin Bank.**

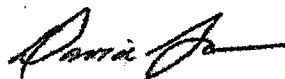
Original Mortgagee: Origin Bank.

Current Mortgage of Record: Origin Bank whose address is **2508 Lakeland Drive, Suite 100, Flowood, MS 39232.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Clare V. Coughill
Robertson Anschutz Vettters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED March 10, 2025.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard,
Substitute Trustee
c/o Robertson Anschutz Vettters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: (713) 244-1360

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.

Longhorn/Byrd-F

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 MAR 11 PM 3:17

DATE: March 10, 2025

NOTE:

DATE: January 1, 2019
AMOUNT: \$50,753.54
MAKER: Felicia Byrd
PAYEE: Diverse Resources Incorporated

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

DEED OF TRUST:

DATE: January 1, 2019
GRANTOR: Felicia Byrd
BENEFICIARY: Diverse Resources Incorporated
COUNTY WHERE PROPERTY IS LOCATED: Dallas
TRUSTEE: Max Bishop
RECORDING INFORMATION: Document No 202100353596, Official Records of
Dallas County, Texas

PROPERTY: Being the East 45 feet of Lot 10, Block 45/3719 of Trinity Heights No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 483, Map Records, Dallas County Texas, SAVE AND EXCEPT that portion granted to Dallas Area Rapid Transit by instrument dated October 2, 1993, filed October 12, 1993, recorded in Volume 93198, Page 2498 Deed Records, Dallas County Texas for a street and utility easement.

LENDER/HOLDER NOW: Longhorn Money Services, LLC

BORROWER/DEBTOR NOW: Felicia Byrd

SUBSTITUTE TRUSTEE: David Garvin or Jeff Benton or Brandy Bacon or Michelle Schwartz or Guy Wiggs or David Stockman or Donna Stockman or Janet Pinder or Jamie Dworsky or Angela Cooper or Kelly Goddard

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

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

April 1, 2025, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

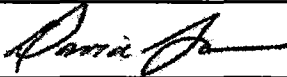
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

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 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

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 at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



David Garvin or Jeff Benton or Brandy Bacon
or Michelle Schwartz or Guy Wiggs or David
Stockman or Donna Stockman or Janet Pinder
or Jamie Dworsky or Angela Cooper or
Kelly Goddard, Substitute Trustee

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: MARCH 7, 2025

NOTE: Revised and Amended Investment Agreement, as renewed, modified, or extended, described as follows:

Date: August 1, 2017
Maker: Stone Street Development, LLC
Payee: Apartment Development Services, Ltd.
Original Principal Amount: \$323,000.00

DEED OF TRUST: Deed of Trust, described as follows:

Date: August 2, 2017
Grantor: Gary W. Sibley d/b/a S S Lending
Trustee: Jerry Woods
Beneficiary: Apartment Development Services, Ltd.
Recorded: Document No. 201700229176 Real Property Records, DALLAS County, Texas

FILED
2025 MAR 11 PM 3:17
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

LENDER: Apartment Development Services, Ltd.

BORROWER: Stone Street Development, LLC

PROPERTY: The real property described as follows:

Commonly known as: 2351 KINGSWOOD DRIVE, DALLAS, TEXAS 75228

Legally described as: BEING LOT 10, BLOCK 78/7050 OF PECAN CREST REVISED, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98043, PAGE 6430, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS***

THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.

SUBSTITUTE TRUSTEE: DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER, KELLY GODDARD

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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

APRIL 1, 2025, the first Tuesday of the month, to commence at 11:00 AM or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In DALLAS County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the 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.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

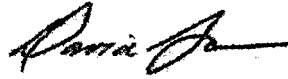
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or 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.

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.

EXECUTED effective as of MARCH 7, 2025.

SUBSTITUTE TRUSTEE

Sign:



Print:

David Garvin

FILED

2025 MAR 11 AM 10:07

NOTICE OF FORECLOSURE SALE

JOHN F. WARREN

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. M4

1. Property to Be Sold. The property to be sold is described as follows: BEING A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, BLOCK 6960, DALLAS COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM CROW SURVEY, ABSTRACT NO. 298, AND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SHADY HOLLOW DEVELOPMENT, LLC, BY GENERAL WARRANTY DEED DATED MARCH 8, 2019, AND RECORDED IN INSTRUMENT NO. 201900059927, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE WEST LINE OF BLOCK 3/6956, KIMBALL ACRES - INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 52, PAGE 9, MAP RECORDS, DALLAS COUNTY, TEXAS, AT THE NORTHEAST CORNER OF BLOCK 4/6956, KIMBALL ESTATES, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 80, PAGE 2651, MAP RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 89 DEGREES 21 MINUTES 34 SECONDS WEST (DEED - SOUTH 89 DEGREES 22 MINUTES 03 SECONDS WEST), ALONG THE NORTH LINE OF SAID KIMBALL ESTATES, AND A 12 FEET WIDE ALLEY RIGHT-OF-WAY, A DISTANCE OF 830.82 (DEED - 830.89) FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE NORTH LINE OF SAID ALLEY WITH THE EAST LINE OF FUTURE LOS ANGELES BOULEVARD, AND BEING IN THE EAST LINE OF TRACT II AS DESCRIBED IN A STREET EASEMENT TO THE CITY OF DALLAS BY INSTRUMENT RECORDED IN VOLUME 96216, PAGE 821, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 15 DEGREES 06 MINUTES 31 SECONDS WEST (DEED - NORTH 15 DEGREES 06 MINUTES 49 SECONDS WEST, ALONG THE COMMON LINES OF LAST MENTIONED TRACTS AND THE EAST LINE PROPOSED LOS ANGELES BOULEVARD, A DISTANCE OF 306.73 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF HEREIN DESCRIBED TRACT AND BEING THE NORTHEAST CORNER OF SAID TRACT II;

THENCE SOUTH 88 DEGREES 37 MINUTES 010 SECONDS WEST (DEED - SOUTH 88 DEGREES 41 MINUTES 50 SECONDS WEST), ALONG THE COMMON BOUNDARY LINES OF LAST MENTIONED TWO TRACTS, AT 56.82 FEET, PASSING THE NORTHWEST CORNER OF SAID TRACT II AND CONTINUING FOR A TOTAL DISTANCE OF A DISTANCE OF 58.01 FEET TO A POINT COMMON TO AN EXTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT AND AN INTERIOR CORNER OF TRACT I, DESCRIBED IN A DEED TO THE CITY OF DALLAS RECORDED VOLUME 96216, PAGE 810, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 55 MINUTES 29 SECONDS WEST (DEED - NORTH 00 DEGREES 55 MINUTES 47 SECONDS WEST), ALONG A WEST LINE OF THE HEREIN DESCRIBED TRACT AND AN EAST LINE OF SAID TRACT I, AT 4.82 FEET, PASSING AN ANGLE POINT THEREOF COMMON TO THE MOST SOUTHERN CORNER OF TRACT I, DESCRIBED IN SAID INSTRUMENT TO THE CITY OF DALLAS, RECORDED IN VOLUME 96216, PAGE 821, DEED RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG A COMMON WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST LINE OF SAID TRACT I, FOR A TOTAL DISTANCE OF 64.98 FEET, TO A POINT;

THENCE ALONG THE COMMON LINES OF SAID TRACT I AND THE HEREIN DESCRIBED TRACT THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89 DEGREES 10 MINUTES 41 SECONDS EAST (DEED - NORTH 89 DEGREES 10 MINUTES 23 SECONDS EAST). A DISTANCE OF 35.01 FEET TO A POINT;

2. NORTH 01 DEGREES 33 MINUTES 22 SECONDS WEST (NORTH 01 DEGREES 33 MINUTES 40 SECONDS WEST), A DISTANCE OF 34.41 FEET TO A POINT IN THE NORTHEAST LINE OF SAID LOS ANGELES BOULEVARD AT A SOUTHEASTERLY CORNER OF SAID TRACT I, AND IN THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

3. NORTH 15 DEGREES 25 MINUTES 24 SECONDS WEST (NORTH 15 DEGREES 25 MINUTES 42 SECONDS WEST, ALONG A NORTHEAST LINE OF SAID LOS ANGELES BOULEVARD AND SAID TRACT I AND WITH A WEST LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 131.76 FEET TO POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

4. ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 657.47 FEET, THROUGH A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES 27 SECONDS AN ARC DISTANCE OF 235.92 FEET AND A CHORD WHICH BEARS NORTH 25 DEGREES 43 MINUTES 07 SECONDS WEST (DEED - NORTH 25 DEGREES 43 MINUTES 25 SECONDS WEST), A DISTANCE OF 234.65 FEET;

5. NORTH 36 DEGREES 58 MINUTES 18 SECONDS WEST (DEED - NORTH 36 DEGREES 52 MINUTES 00 SECONDS WEST), ALONG LAST MENTIONED COMMON LINES, A DISTANCE OF 83.29 (DEED - 83.11) FEET, TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 6960, TRINITY TEMPLE ADDITION, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 68116, PAGE 2265, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT I AND A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 28 MINUTES 27 SECONDS EAST (DEED - NORTH 88 DEGREES 28 MINUTES 10 SECONDS EAST), ALONG THE SOUTH LINE OF SAID TRINITY TEMPLE ADDITION, PASSING THE EAST LINE OF SAID LOT 1 OF TRINITY TEMPLE ADDITION AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 6960, TRINITY TEMPLE ADDITION NO. 2, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 77033, PAGE 11, DEED RECORDS, DALLAS COUNTY, TEXAS, AND ALONG THE SOUTH SIDE OF A 10 FEET ALLEY BY SAID TRINITY TEMPLE ADDITION NO. 2, FOR A TOTAL DISTANCE OF 449.02 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRINITY TEMPLE ADDITION NO. 2, SAME BEING THE SOUTHWEST CORNER OF BLOCK B/6960, BLUE RIDGE ESTATES, AN ADDITION TO THE CITY OF DALLAS, RECORDED INSTRUMENT NO. 202000135583, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 40 MINUTES 40 SECONDS EAST (DEED - NORTH 88 DEGREES 40 MINUTES 21 SECONDS EAST), CONTINUING ALONG THE SOUTH LINE OF A 12.5 FEET ALLEY BY SAID BLUE RIDGE ESTATES AND THE SOUTH LINE OF SAID BLOCK B/6960, A DISTANCE OF 665.52 (DEED-652.54) - FEET, TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF KIMBALL ACRES INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 52, PAGE 9, MAP RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING IN THE WEST LINE OF A 10 FEET WIDE ALLEY AS DEDICATED BY SAID KIMBALL ACRES INSTALLMENT NO. 1;

THENCE SOUTH 00 DEGREES 35 MINUTES 34 SECONDS EAST (DEED - SOUTH 00 DEGREES 35 MINUTES 52 SECONDS EAST); ALONG THE COMMON LINE OF LAST MENTIONED TRACTS AND ALLEY, A DISTANCE OF 817.78 FEET, TO THE POINT OF BEGINNING AND CONTAINING 769,262 SQUARE FEET OR 17.660 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/13/2023 and recorded in Document 202300235924 real property records of Dallas County, Texas.

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

Date: 04/01/2025

Time: 01:00 PM

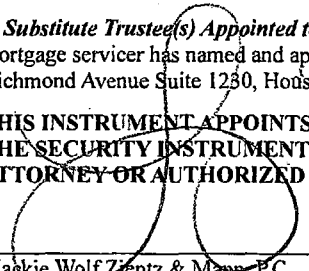
Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by SHADY HOLLOW DEVELOPMENT, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$500,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Dominion Financial Services, LLC is the current mortgagee of the note and deed of trust and DOMINION FINANCIAL SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Dominion Financial Services, LLC c/o DOMINION FINANCIAL SERVICES, LLC, 32 South St., Baltimore, MD 21202 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3/11/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

FILED

2025 MAR 10 AM 10:58

Notice of Substitute Trustee's Sale

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Assert and protect your rights as a member of the armed forces of the United States. If you 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: March 6th, 2025

Substitute Trustee: Luke Hammond

2247 Central Drive
Bedford, Texas 76021

Appointed by written instrument dated March 6th, 2025, and recorded or to be recorded in the official public records of Dallas, Texas.

Mortgagee: Capital Plus Financial

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 9561 Rylie Crest Drive Dallas, TX 75217

Note Amount: 98400.00

Deed of Trust

Date: 3/15/2016

Borrower: Deanna Vanessa Prado Figueroa, a single woman.

Mortgagee: CP Originations, LTD., and further assigned to, Capital Plus Financial, LLC

Recording Instrument #: 201600074342

Assignment Instrument #: 201500008346

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Dallas

Date of Sale: April 1st, 2025, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is **10:00 am**, Dallas, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: The Sale(s) takes place on the North Side of the George Allen Courts Building facing 600 Commerce Street Below the overhang, or as designated by the County Commissioners.

Luke Hammond is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property.



Luke Hammond

AFTER RECORDING RETURN TO:

Capital Mortgage Servicing, LLC

2247 Central Dr. STE 200

Bedford, TX 76021

817.656.5153

"EXHIBIT A"

9561 Rylie Crest Drive Dallas, TX 75217

Property (including any improvements): Being all that certain lot, tract, or parcel of land situated in the City of Dallas, Dallas County, Texas out of the William J. Lewis Survey, Abstract N0. 835 and also being known as all of Lot 9 in City Block 7823 of Kissell St. Augustine Homes, an unrecorded Addition to the City of Dallas, Dallas County, Texas, and also being part of a certain 7.00 acre tract conveyed by Eva Fay Young to Virginia Fay Young by deed dated July 1946, recorded in Volume 2654, Page 242, of the Map Records of Dallas County, Texas, and being more particularly described as follows: Beginning at an iron pin at the Northeast corner of said Lot 9, said point being 600 feet west of the northeast corner of said 7.00 acre tract; Thence south along the east line of lot 9, 130 feet to an iron pipe for corner in the north line of Rylie Crest Drive (60 feet R.O.W.); Thence west along the north line of Rylie Crest Drive, 60 feet to an iron pipe at the southwest corner of said Lot 9; Thence north, 130 feet to an iron pipe at the northwest corner of said Lot 9; Thence east, 80 feet to the place of beginning, more or less.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 29th day of January, 2025, a Notice of Lien was filed of record at Document Number 202500018395, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **ERIC TYSON MANN, (the reported heir/beneficiary of Jane May Mann)**, and present owner of said real property to Park Carillon Association (the "Association"); and

WHEREAS, the said **ERIC TYSON MANN, (the reported heir/beneficiary of Jane May Mann)**, has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

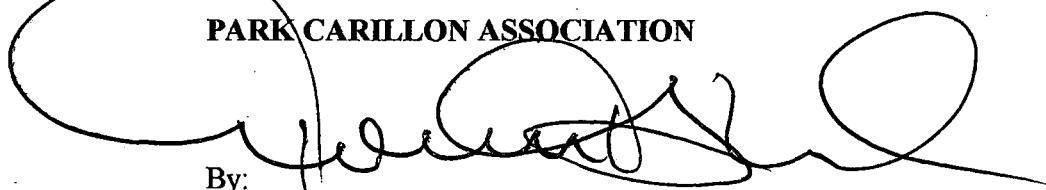
NOW, THEREFORE, notice is hereby given that on Tuesday, the 1st day of April, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Witness my hand this 10th day of March, 2025.

PARK CARILLON ASSOCIATION



By: _____
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 10th day of March, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

BY _____ DEPUTY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
2025 MAR 10 PM 1:58

SIGNATURE

Print Name

FILED

EXHIBIT "A"

Unit No. 6307-A in Building A, of Park Carillon Condominium, a Condominium regime in the City of Dallas, Dallas County, Texas, according to the Declaration filed for record on December 1, 1971, and recorded in Volume 71233, Page 2285 of the Condominium Records of Dallas County, Texas, together with an undivided interest in the General Common Elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration; and having the street address of 6307 Bandera Avenue, Unit A, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 22nd day of August, 2024, a Notice of Lien was filed of record at Document No. 202400169322, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **MANUEL M. GONZALES and CELESTE GONZALES**, the present owners of said real property, to Colony Square Condominium Association (the "Association"); and

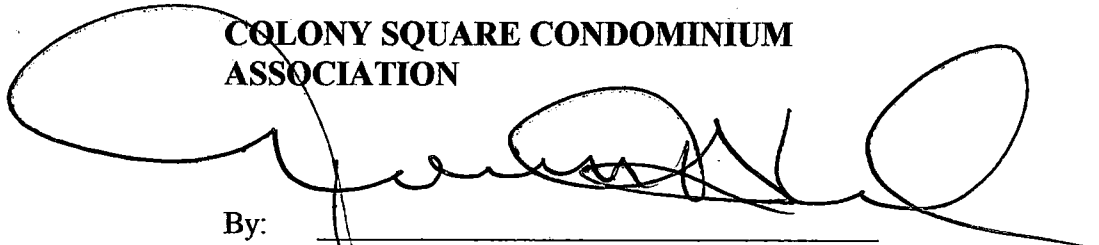
WHEREAS, the said **MANUEL M. GONZALES and CELESTE GONZALES** have continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 1st day of April, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Witness my hand this 10th day of March, 2025.

COLONY SQUARE CONDOMINIUM ASSOCIATION

By: _____
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road
Suite 615
Dallas, Texas 75244

This notice was posted by me on the 10th day of March, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name
2025 MAR 10 PM 1:58
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

EXHIBIT "A"

BEING UNIT NO. 9818 in BUILDING NO. K of COLONY SQUARE CONDOMINIUM, a Condominium Regime in the City of Dallas, Dallas County, Texas according to the Declaration thereof recorded in Volume 77243, Page 2003 of the Condominium Records of Dallas County, Texas; together with an undivided 1.01 percent interest in the common elements appurtenant thereto; together with Certificate of Correction Error filed January 5, 1978, recorded in Volume 78004, Page 18; in Volume 78008, Page 1983 and refiled in Volume 78118, Page 821; and in Volume 78118, Page 819; together with Amendments thereto recorded in Volume 79063, Page 872, in Volume 83143, Page 3238 and in Volume 90042, Page 2466 of the Deed Records of Dallas County, Texas; and having the street address of 9818 Valley Meadow Place, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 5th day of November, 2024, a Notice of Lien was filed of record at Document No. 202400223980, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **CURTIS CHARLES COLEMAN, AS TRUSTEE OF C. COLEMAN TRUST, DATED JANUARY 20, 2022**, the present owner of said real property, to Royal Central Condominium Association (the "Association"); and

WHEREAS, the said **CURTIS CHARLES COLEMAN, AS TRUSTEE OF C. COLEMAN TRUST, DATED JANUARY 20, 2022** has continued to default in the payment of his indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

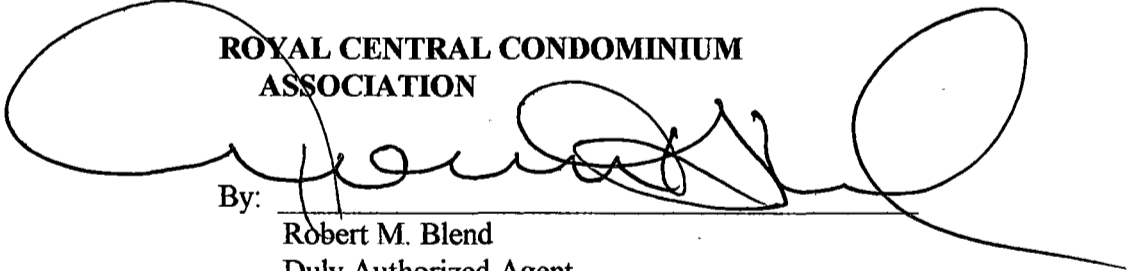
NOW, THEREFORE, notice is hereby given that on Tuesday, the 1st day of April, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 10th day of March, 2025.

**ROYAL CENTRAL CONDOMINIUM
ASSOCIATION**



By: _____
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 10th day of March, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

BY _____ DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2025 MAR 10 PM 1:58

FILED

EXHIBIT "A"

Being a part of Royal Central Condominium, a condominium apartment project in the City of Dallas, Dallas County, Texas according to that certain Declaration of Condominium Regime dated 5/22/1973 estblishing a condominium regime thereof and the exhibits attached to such Declaration of Condominium Regime as a part thereof, filed for for record in the Office of the County Clerk of Dallas County, Texas, on the 23rd day May 1973, under said Clerk's file no. 594178 and recorded in Volume 73103, Page 759 through 810 inclusive of the Condominium Records of Dallas County, Texas, reference to all which is hereby made for all purposes. The Royal Central Condominium Project is situated on that certain tract of land, being more particularly described by metes and bounds in the Declaration of Condominium Regime. The said Apartment Unit, the limited common elements and undivided percentage interest in the general common elements constituting the Apartment hereby secured are more particularly described as follows, to wit:

1. Address 7924-B Royal Lane.
2. Building B, Apartment unit 106.
3. An undivided 1.8268 percent ownership interest in the common elements of the Condominium Project as set forth in Royal Central Condominium Declaration of Condominium Regime.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 5th day of August, 2024, a Notice of Lien was recorded at Document Number 202400155681, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **MARYANN D'ANIELLO**, the present owner of said real property, to The Williamsburg One Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said **MARYANN D'ANIELLO** has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

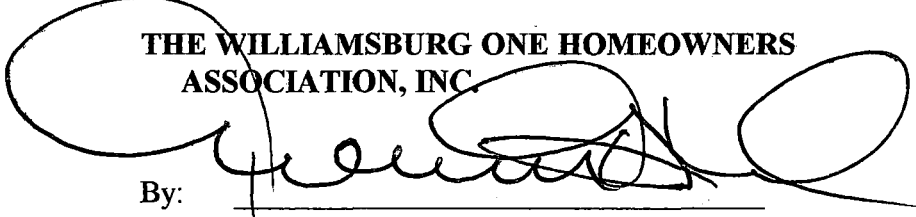
NOW, THEREFORE, notice is hereby given that on Tuesday, the 1st day of April, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 10th day of March, 2025.

**THE WILLIAMSBURG ONE HOMEOWNERS
ASSOCIATION, INC.**



By: _____
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road
Suite 615
Dallas, Texas 75244

This notice was posted by me on the 10th day of March, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

BY _____ DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2025 MAR 10 PM 1:58

FILED

EXHIBIT "A"

Unit 220 in Building I and a 1.108 percent undivided interest in and to the general and limited common elements of THE WILLIAMSBURG ONE CONDOMINIUMS, a condominium regime to the City of Dallas, Dallas County, Texas, according to the condominium declaration dated March 23, 1979 and recorded in Volume 79066, Page 3470, Condominium Records, and as amended in Volume 91016, Page 1328, Deed Records of Dallas County, Texas; together with all buildings, fixtures and other real property improvements located on said real property; and the benefits and appurtenances on or appertaining to said real property and improvements, and having the street address of 5818 East University Boulevard, Unit 220, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 18th day of September, 2024, a Notice of Lien was filed of record at Document No. 202400188394, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **LISA GLEN SHOOK ALLGEIER AS TRUSTEE OF THE ALLGEIER LIFETIME TRUST DATED FEBRAURY 9, 1995**, the present owner of said real property, to Ambassador House Association (the "Association"); and

WHEREAS, the said **LISA GLEN SHOOK ALLGEIER AS TRUSTEE OF THE ALLGEIER LIFETIME TRUST DATED FEBRAURY 9, 1995** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

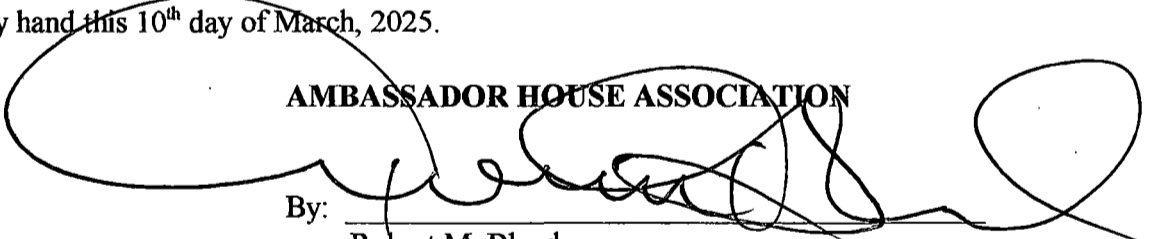
NOW, THEREFORE, notice is hereby given that on Tuesday, the 1st day of April, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Witness my hand this 10th day of March, 2025.

AMBASSADOR HOUSE ASSOCIATION



By: _____
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 10th day of March, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2025 MAR 10 PM 1:57

FILED

EXHIBIT "A"

Unit 124 in Building E and an undivided interest in and to the general and limited common elements of Ambassador House Condominium Regime to the City of Dallas, Dallas County, Texas, according to the Condominium Declaration dated April 24, 1973 and Recorded in Volume 73086, Page 1634, as amended, Deed Records of Dallas County, Texas; and having the street address of 7808 Meadow Park, #124, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 3rd day of December, 2024, a Notice of Lien was filed in the Official Public Records of Dallas County, Texas, at Document 202400243185, covering the real property herein described, concerning default in payment of the indebtedness owing by **TOD BONNER GUIDRY**, the present owner of said real property, to The Woods on Park Lane Homeowners Association (the "Association"); and

WHEREAS, the said **TOD BONNER GUIDRY** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 1st day of April, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 10th day of March, 2025.

**THE WOODS ON PARK LANE
HOMEOWNERS ASSOCIATION**

By: 

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 10th day of March, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

BY _____
DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2025 MAR 10 PM 1:57

FILED

EXHIBIT "A"

Unit 124 in Building A, together with an undivided interest in and to the general and limited common elements of THE WOODS ON PARK LANE, a condominium regime to the City of Dallas, Dallas County, Texas, according to the condominium declaration dated April 12, 1982 and recorded in Volume 82073, Page 1140; Volume 82075, Page 510; Volume 2000080, Page 1080, Deed Records of Dallas County, Texas; and the benefits and appurtenances on or appertaining to said real property and improvements; and having the street address of 8601 Park Lane, Unit 124, Dallas, Texas.

FILED

NOTICE OF ASSESSMENT LIEN SALE 1:57

2025 MAR 10 PM

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 26th day of December, 2024, a Notice of Lien was filed of record at Document Number 202400260245, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **SHERYL A. PERRY**, the present owner of said real property, to Glen Oaks Association, Inc. (the "Association"); and

WHEREAS, the said **SHERYL A. PERRY**, has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

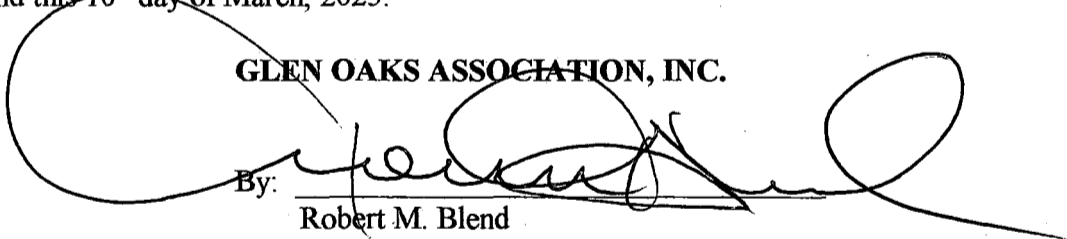
NOW, THEREFORE, notice is hereby given that on Tuesday, the 1st day of April, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 10th day of March, 2025.

GLEN OAKS ASSOCIATION, INC.



By: _____
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 10th day of March, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

EXHIBIT "A"

Unit No. 1202, Building L, of Glen Oaks Townhomes, A Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Declaration thereof recorded in Volume 81192, Page 849, Condominium Records, Dallas County, Texas; and amended by Admendment No. 1 recorded in Volume 82193, Page 2560, Real Property Records, Dallas County, Texas; and having the street address of 9910 Royal Lane, Unit 1202, Dallas, Texas.

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

FILED

2025 MAR 10 PM 12:13

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BY _____ DEPUTY

WHEREAS, DENNIS JORDAN, A SINGLE MAN delivered that one certain Deed of Trust dated SEPTEMBER 22, 2020, which is recorded in INSTRUMENT NO. 202000260036 of the real property records of DALLAS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$500,000.00 payable to the order of GOLDWATER BANK, N.A., to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

THEREFORE, NOTICE IS HEREBY GIVEN that on APRIL 1, 2025, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of DALLAS County, Texas, for such sales (OR AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG).

BE ADVISED that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is WESTSTAR MORTGAGE CORPORATION, 8814 HORIZON BLVD NE, STE. 100, ALBUQUERQUE, NEW MEXICO 87113. The name and address of the Mortgage Servicer is WESTSTAR MORTGAGE CORPORATION, P.O. BOX 25400, ALBUQUERQUE, NM 87125. The name and address of a Substitute Trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A substitute trustee is authorized by the Texas Property Code to set reasonable conditions for a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: MARCH 10, 2025.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR ROSALIE C.
SCHROEDER

FILE NO.: WMC-3795
PROPERTY: 1004 STAFFORD ST
DALLAS, TEXAS 75208

DENNIS JORDAN

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

EXHIBIT "A"

BEING A PART OF LOT 7, IN BLOCK 2/4008, ROBINSON'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 217, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF STAFFORD STREET (40' RIGHT-OF-WAY), AT THE NORTHWEST CORNER OF SAID LOT 7;

THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STAFFORD STREET, A DISTANCE OF 29.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 00°25'24" WEST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID STAFFORD STREET, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID LOT 7;

THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 28.26 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER THEREOF, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 90°00'00" WEST, A DISTANCE OF 200.73 FEET;

THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2,863 SQUARE FEET OR 0.066 ACRES OF LAND.

FILE NO.: WMC-3795
DENNIS JORDAN



CLERK, U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS

ENTERED

THE DATE OF ENTRY IS ON
THE COURT'S DOCKET

The following constitutes the ruling of the court and has the force and effect therein described.

Signed February 6, 2025

United States Bankruptcy Judge

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION

In re: DENNIS DEJORDAN	§	
	§	Case No. 24-33680
	§	Chapter 7
WESTSTAR MORTGAGE CORPORATION	§	
Movant,	§	
vs.	§	
DENNIS DEJORDAN, Debtor(s),	§	Hearing Date: February 5, 2025
and JEFFREY H. MIMS, Trustee,	§	Hearing Time: 1:30 pm
Respondents.	§	Document No. 13
	§	

AGREED ORDER TERMINATING STAY

This case came on for hearing on this date before this Court upon the Motion for Relief from Stay of Act Against Property filed by WESTSTAR MORTGAGE CORPORATION ("Movant"); and it appearing that all notices of hearing on said Motion were properly served upon all parties entitled to notice thereof; and it appearing that no opposition to the Motion has been made by any party herein, and the Court being fully advised in the premises, finds that the Motion should be granted as follows:

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that –

1. Effective March 5, 2025, the automatic stay of 11 U.S.C. § 362 is hereby
TERMINATED as to WESTSTAR MORTGAGE CORPORATION, its successors and assigns,
with respect to the real property locally known as 1004 STAFFORD ST, DALLAS, TX 75208
and legally described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOF AS EXHIBIT "A."

to allow said creditor, or its successors and assigns, to have such contacts with the Debtor(s) and
to take appropriate actions against said Property pursuant to the terms and provisions of the Note
and Deed of Trust attached to the Motion and pursuant to applicable state law.

IT IS FURTHER ORDERED that the provisions of Bankruptcy Rule 4001(a) shall not
apply to this order.

###END OF ORDER###

Submitted and Agreed by:

Michael J. Schroeder, P.C.

Allmand Law Firm, PLLC

/s/ Michael J. Schroeder

/s/ Lawrence Herrera

Michael J. Schroeder

Lawrence Herrera

State Bar No. 17817380

State Bar No. 09530150

Email: mike@lawmjs.com

860 Airport Freeway, Suite 401

3610 North Josey Lane, Suite 206

Hurst, TX 76054

Carrollton, TX 75007

Telephone: (214) 265-0123

Telephone: (972) 394-3086

Facsimile: (214) 265-1979

Facsimile: (972) 394-1263

ATTORNEYS FOR DEBTOR

ATTORNEYS FOR WESTSTAR
MORTGAGE CORPORATION

WMC-3795