

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

DATE: March 4, 2025

NOTE INFORMATION:

Date: June 29, 2021
Maker: Boston Enterprises Investment Group, LLC
Payee: Bank of DeSoto, N.A.
Original Principal Amount: \$188,000.00

DEED OF TRUST INFORMATION:

Date: June 29, 2021
Grantor: Boston Enterprises Investment Group, LLC
Trustee: James P. Monkres, Jr.
Mortgagee: Bank of DeSoto, N.A.
Mortgagee Address: 2011 N Hampton Rd, DeSoto, TX 75115
Recording Information: Instrument No. 202100196223, Real Property Records of Dallas County, Texas

FILED
2025 MAR 12 PM 1:35
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

LENDER: Bank of DeSoto, N.A.

BORROWER: Boston Enterprises Investment Group, LLC

PROPERTY ADDRESS: 105 Barrows Lane, DeSoto, Dallas County, TX 75115

PROPERTY LEGAL DESCRIPTION: Being Lot 2 of LEO L. BARROWS SUBDIVISION ADDITION, an Addition to the City of DeSoto, Dallas County, Texas, according to the Map thereof recorded in Volume 68082, Page 1860, of the Plat Records of Dallas County, Texas.

SUBSTITUTE TRUSTEE(S): Vicki McCarthy, Ashley McCarthy, David Lee

SUBSTITUTE TRUSTEE ADDRESS: c/o Law Office of Vicki K. McCarthy, 114 South 5th Street, Midlothian, TX 76065

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

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

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The area outside on the North Side of the George Allen Courts Building facing 600 Commerce Street, Dallas, TX 75202 below the overhang or as designated by the County Commissioners pursuant to Section 51.022 of the Texas Property Code.

NOTICES

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 THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

RECITALS

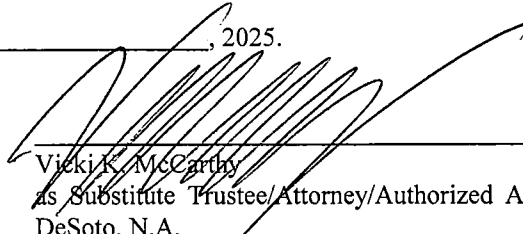
In accordance with Section 51.0076 of the Texas Property Code, the undersigned as attorney for the mortgagee does hereby remove the original Trustee and all successor Substitute Trustees and appoints in their stead Vicki McCarthy, Ashley McCarthy, and David Lee as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

Default has occurred in the payment of the Note and in the performance of the obligation under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and Deed of Trust lien under Section 51.002 of the Texas Property Code, has requested that Substitute Trustee sell the Property according to the term of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, 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** at the purchaser's own risk pursuant to Sections 51.002 and 51.009 of the Texas Property Code.

EXECUTED this 4th day of March, 2025.



Vicki K. McCarthy
as Substitute Trustee/Attorney/Authorized Agent of Bank of
DeSoto, N.A.
Law Office of Vicki K. McCarthy
114 South 5th Street
Midlothian, TX 76065

CERTIFICATE OF POSTING

My name is _____, and my address is c/o Law Office of Vicki K. McCarthy, 114 South 5th Street, Midlothian, TX 76065. I declare under penalty of perjury that on _____ I filed this Notice of Substitute Trustee's Sale & Appointment of Substitute Trustees at the office of the _____ County Clerk and cause it to be posted at the location directed by the County Commissioners Court.

Declarants Name: _____

Date: _____

AB

FILED

Notice of Trustee's Sale

2025 MAR 11 AM 9:38

Date: March 10, 2025
Trustee: Gaylene Lonergan
Lonergan Law Firm PLLC
12801 North Central Expressway, Suite 150, Dallas, Tx, 75243

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Lender: Kazem Nikravan

Note: Promissory Note dated October 28, 2022 in the original principal amount of \$99,500.00, executed by Jamie Ramos.

Deed of Trust:

Date: October 28, 2022

Grantor: Jaime Ramos

Lender: Kazem Nikravan

Recording information:

Recorded under Instrument Number 202200305835 of the County Clerk's Records, Dallas County, Texas.

Property:

Lot 1, Block 6, of BROOK HOLLOWESTATES NO. 3, an Addition to the City of DeSoto, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 67036, Page 19, of the Map Records of Dallas County, Texas.

Said Property more commonly known as 200 Meadowcreek Dr, Desoto, TX 75115

County: Dallas

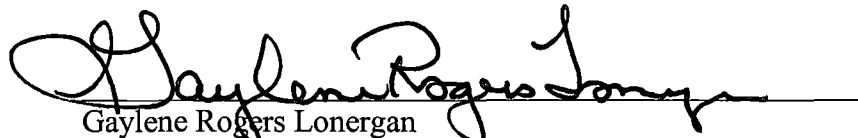
Date of Sale: April 1, 2025

Time of Sale: 10:00 a.m. - 12 p.m.

Place of Sale: At the North Side of the George Allen Courts Building, located at 600 Commerce Street, Dallas, Texas 75202 facing Commerce Street below the hanging, or as otherwise designated by the County Commissioners.

Gaylene Rogers Lonergan is the Trustee as appointed by Lender. Lender has instructed Trustee to offer the Property for sale toward 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. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Gaylene Rogers Lonergan
Lonergan Lawn Firm, P.L.L.C

STATE OF TEXAS

COUNTY OF DALLAS

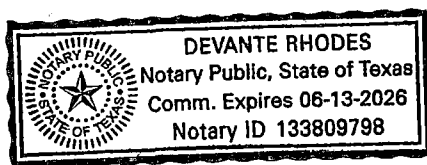
This instrument was acknowledged before me on this 10th day of March 2025, by Gaylene Rogers Lonergan, Trustee.



Notary Public in and for the State of Texas

My Commission Expires:

Print/Typed Name of Notary



FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 MAR 11 AM 10:12

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, Christ Community Fellowship ("Fellowship") executed for value a Promissory Note dated March 27, 2013, in favor of Regions Bank ("Bank") for payment of \$284,634.66 and with the terms set forth therein (together with all renewals, modifications, rearrangements, and extensions, whether described herein or not, individually and collectively, "Note 1");

WHEREAS, Fellowship also executed for value a Promissory Note dated September 25, 2013, in favor of Bank for payment of \$162,000 and with the terms set forth therein (together with all renewals, modifications, rearrangements, and extensions, whether described herein or not, individually and collectively, "Note 2");

WHEREAS Note 1 and Note 2 shall be referred to collectively herein as the "Notes";

WHEREAS, Note 1 and the debt reflected in Note 1 were, for value, secured by Fellowship to Bank by a Deed of Trust (together with all renewals, modifications, rearrangements, and extensions, collectively, "Deed of Trust 1") dated March 27, 2013 and filed in the real property records of Dallas County on March 28, 2013 under document number 201300096355 covering 524 W. Belt Line Rd., Desoto, TX 75115 as more particularly described in the attached Exhibit "A";

WHEREAS, Note 2 and the debt reflected in Note 2 also were, for value, secured by Fellowship to Bank by a Deed of Trust (together with all renewals, modifications, rearrangements, and extensions, collectively "Deed of Trust 2") dated September 25, 2013 and filed in the real property records of Dallas County, TX on September 27, 2013 as document 201300307015 covering 524 W. Belt Line Rd., Desoto, TX 75115 as more particularly described in the attached Exhibit "A";

Whereas Deed of Trust 1 and Deed of Trust 2 shall be referred to collectively herein as the Deeds of Trust;

WHEREAS, Note 1, the debt reflected in Note 1, and Deed of Trust 1 were subsequently assigned and transferred for value by Bank to Mooring Capital Fund, LLC (Mooring) by, among other

things, allonge to Note 1 and Assignment dated June 8, 2016;

WHEREAS, Note 2, the debt reflected in Note 2, and Deed of Trust 2 were subsequently assigned and transferred for value by Bank to Mooring by, among other things, allonge to Note 2 and Assignment dated June 8, 2016;

WHEREAS Note 1, the debt reflected by Note 1, and the Deed of Trust were subsequently assigned and transferred for value by Mooring to NCP Belden LLC (Belden) by, among other things, allonge to Note 1 and Assignment dated May 7, 2019;

WHEREAS Note 2, the debt reflected by Note 2, and the Deed of Trust were subsequently assigned and transferred for value by Mooring to Belden by, among other things, allonge to Note 2 and Assignment dated May 7, 2019;

WHEREAS Note 1, the debt reflected by Note 1, and the Deed of Trust were subsequently assigned and transferred for value by Belden to National Loan Investors, L.P. (NLI) by, among other things, allonge to Note 1 and Assignment dated March 30, 2022;

WHEREAS Note 2, the debt reflected by Note 2, and the Deed of Trust were subsequently assigned and transferred for value by Belden to NLI by, among other things, allonge to Note 2 and Assignment dated March 30, 2022;

WHEREAS, NLI therefore has succeeded to all rights of Bank, Mooring, and Belden in the Notes, the debt reflected in the Notes, and the Deeds of Trust;

WHEREAS, NLI and Fellowship agreed upon acceptable terms to renewing, extending, and rearranging Note 1, the debt reflected in Note 1, and Deed of Trust 1, by the 2023 Renewal, Extension, and Rearrangement Agreement for Promissory Note and Deed of Trust (Loan #40), which was executed on June 27, 2023, and filed in the real property records of Dallas County, Texas on January 24, 2025, under document number 202500015232;

WHEREAS, NLI and Fellowship agreed upon acceptable terms to renewing, extending, and rearranging Note 2, the debt reflected in Note 2, and Deed of Trust 2, by the 2023 Renewal, Extension, and Rearrangement Agreement for Promissory Note and Deed of Trust (Loan #50), which was executed on June 27, 2023, and filed in the real property records of Dallas County, Texas on

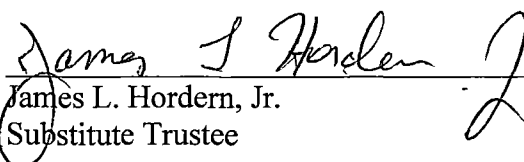
January 24, 2025, under document number 202500015233;

WHEREAS, NLI has therefore succeeded to all rights of Bank in the Notes and the Deeds of Trust related to the Notes, is the holder of the indebtedness secured by the Deeds of Trust, and is the present legal and equitable owner and holder of the Notes, all of which are secured by the Deeds of Trust;

WHEREAS, NLI, who is the current owner and holder of said indebtedness, has requested the undersigned to sell the Property to satisfy the indebtedness evidenced by the Notes;

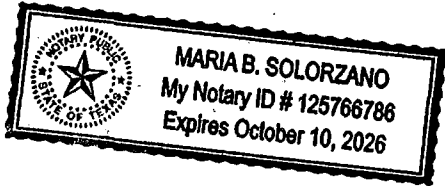
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that I, James L. Hordern, Jr., Substitute Trustee, as aforesaid, will, after due posting and service of this notice as required by the Deeds of Trust and the law, sell **AS IS AND WITHOUT WARRANTY** at public auction to the highest bidder or bidders for cash in hand or by credit bid against the debt under which the Property is being sold, in that area designed by the Dallas County Commissioner's Court for such sales at 600 Commerce St., Dallas, TX 75202 at the north side of the George Allen Courts Building facing Commerce Street, or if the proceeding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, on April 1, 2025 during the period between 12:30 p.m. and not later than 3 hours thereafter on April, 2025 (the first Tuesday in the month of April 2025), all of the Property, together with all the improvements, fixtures, and hereditaments situated or attached thereto and all and singular the rights and appurtenances to the same belonging to, anywise instated to, or appertaining to the Property. The proceeds of the sale will accrue first to Note 2 and the excess if any, then to Note 1. If there are any proceeds in excess of the two Notes, they will be paid to the Fellowship.

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


James L. Hordern, Jr.
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on March 10, 2025, by James L. Hordern, Jr., Substitute Trustee for National Loan Investors, L.P.



Maria B. Solorzano

Notary Public in and for
the State of Texas

Exhibit "A"

Being a tract of land situated in the William Caldwell Survey, Abstract No. 234, City of Desoto, Dallas County, Texas and being a part of a tract of land conveyed by Warranty Deed to Ralph Dyk and wife, Lois Dyk, recorded in Volume 91194, Page 3126, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said corner being the Southeast corner of a tract of land conveyed to the State of Texas, recorded in Volume 2000009, Page 1897, Deed Records, Dallas County, Texas and being the new South line of W. Belt Line Road (R.O.W. varies), said corner being North 00 degrees 42 minutes 17 seconds West, 5.65 feet from the Northeast corner of said Dyk tract, said point also being on the West line of West Desoto Estate, an addition to the City of Desoto, recorded in Volume 19, Page 429, Map Records, Dallas County, Texas and being more particularly described as follows:

THENCE South 00 degrees 42 minutes 17 seconds East, along the common line of said Dyk and West Desoto Estates tracts, a distance of 621.06 feet to a 1/2 inch iron rod set for the Southeast corner of said Dyk tract, also being the most Easterly Northeast corner of Western Hills No. 2, an Addition to the City of Desoto, recorded in volume 76238, Page 2394, Map Records, Dallas County, Texas;

THENCE North 89 degrees 55 minutes 52 seconds West, along the common line of said Dyk and Western Hills No. 2 tracts, a distance of 241.70 feet to an "X" found cut in concrete for the Southwest corner of said Dyk tract, said point also being on an Easterly line of said Western Hills No. 2, also being on the East line of an alley (15' R.O.W.);

THENCE North 00 degrees 42 minutes 20 seconds West, along the West line of said Dyk tract with said Easterly line of said Western Hills No. 2 and along the East line of a tract of land conveyed to K. Mark Hass (Designated as Tract 2) recorded in Volume 94079, Page 3846, Deed Records, Dallas County, Texas; a distance of 626.20 feet to a 1/2 inch iron rod found for corner on the South line of said W. Belt Line Road;

THENCE North 89 degrees 56 minutes 55 seconds East, along the South line of said W. Belt Line Road, a distance of 57.76 feet to a 1/2 inch iron rod set for the Northwest corner of said State of Texas tract;

South 86 degrees 26 minutes 48 seconds East continuing along the line of said W. Belt Line Road and along the South line of said State of Texas tract, a distance of 65.68 feet to a 1/2 inch iron rod set for

South 89 degrees 19 minutes 03 seconds East, continuing along the line of said W. Belt Line Road and the South line of said State of Texas tract, a distance of 118.46 feet to the POINT OF BEGINNING and containing 3.4593 acres (150.687 sq. ft.) of land, more or less.

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