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803 DELPHI DR, DUNCANVILLE, TX 75137

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2025 MAR 10 PM 12:19

NOTICE OF FORECLOSURE SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Property:

The Property to be sold is described as follows:

LOT 5, BLOCK F, SKYVIEW ESTATES, INSTALLMENT NO. 2, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 79048, PAGE(S) 9, OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated September 16, 2016 and recorded on September 21, 2016 as Instrument Number 201600264573 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

April 01, 2025, at 10:00 AM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by LINDA MONTELONGO AND MARTIN MONTELONGO secures the repayment of a Note dated September 16, 2016 in the amount of \$173,655.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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

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



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



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

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 10 day of March, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF TRUSTEE'S SALE

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

WHEREAS, on July 9, 2014, Phong Le and Truc Le ("Borrowers"), executed a Deed of Trust (Security Agreement, Financing Statement) conveying to David Baty, Trustee for the benefit of Texas Republic Bank, N.A. ("Beneficiary"), certain real property situated in Dallas County, Texas and herein described, together with all improvements thereon (the "Real Estate"), to secure payment by Borrowers of the Note secured by that Deed of Trust, filed for record in the deed records of Dallas County, Texas on July 18, 2014, as Document Number 201400180383 (the "Deed of Trust") naming Beneficiary as lienholder and Borrowers as Grantor in the amount of Seventy-five Thousand Eight Hundred and NO/100 Dollars (\$75,800.00) plus all other indebtedness and liabilities of all kinds of Grantor to Beneficiary then existing or thereafter arising (the "Indebtedness");

WHEREAS, Mark D. Winnubst was appointed by Beneficiary as the Substitute Trustee pursuant to the Appointment and Designation of Substitute Trustee, dated March 7, 2025, and recorded in the deed records of Dallas County, Texas.

WHEREAS, default has occurred in the payment of the Indebtedness by Borrower and accordingly Beneficiary has requested the undersigned to sell said Real Estate to satisfy the obligations of the Deed of Trust.

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 1st day of April, 2025, with the sale to begin between ten (10:00) o'clock a.m., or not later than three (3) hours after that time, I will sell said Real Estate to the highest bidder for cash by public sale at auction at the 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. A true and correct copy of said Notice is attached hereto.

The Notice pertains to the following property:

BEING LOTS 14 AND 15, BLOCK N, RIVER OAKS ADDITION, AN ADDITION TO THE CITY OF DUNCANVILLE, TEXAS, ACCORDING TO THE REVISED MAP THEREOF RECORDED IN VOLUME 39, PAGE 67, MAP RECORDS, DALLAS COUNTY, TEXAS, more commonly known as 306 Linkview and 310 Linkview, Duncanville, Texas 75137.

and all Improvements and Fixtures and all rights, title and Interest appurtenant thereto.

Subject to all the easements, deed restrictions, and reservations of record.

Mortgage Servicer: Texas Republic Bank N.A.

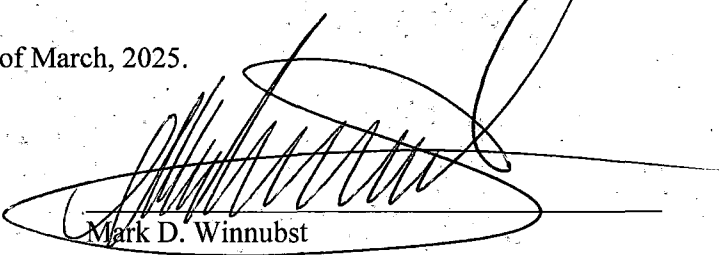
Note Holder: Texas Republic Bank, N.A.
2595 Preston Road
Suite 100
Frisco, Texas 75034

2025 MAR 11 PM 12:46
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

The sale noticed herein shall include the interest of Beneficiary in all fixtures and personal property, if any, covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness. Beneficiary, having directed the undersigned to sell, the undersigned hereby notices the sale of said fixtures and personalty pursuant to the rights granted to Beneficiary under Section 9.501(d) of the Texas Uniform Commercial Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER BENEFICIARY NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENT OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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



Mark D. Winnubst

Substitute Trustee

Sheils Winnubst PC

1701 N. Collins Blvd., Suite 1100

Richardson, Texas 75080

FILED

Dream Living Real Estate Services, LLC, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

2025 MAR 11 PM 12:17

Jose Alfredo San Miguel-Murillo
Martha A. Rangel Rodriguez
595 Summit Ridge Dr. Duncanville, TX 75116
Sent via first class mail and CMRR # 9489 0178 9820 3031 7797 35 on 03.11.2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MY DEPUTY

Jose Alfredo San Miguel-Murillo
Martha A. Rangel Rodriguez
1119 Lodema Ln. Duncanville, TX 75116
Sent via first class mail and CMRR # 9489 0178 9820 3031 7797 59 on 03.11.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Jose Alfredo San Miguel-Murillo and Martha A. Rangel Rodriguez executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201500247314, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of April, 2025

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Being a part of Lot 18, in Block J of Irwin Keasler Development, Red Bird Addition, Unit No. 1, an addition to the City of Duncanville, Texas, according to the Map thereof recorded

in Volume 19, Page 251, Map Records, 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 in the Southwesterly Right-of-Way line of Lodema Lane (60 foot Right-of-Way) at the common most Northerly corner of said Lot 18 and the most Easterly corner of Lot 17, in Block "J" of said Irwin Keasley Development, Red Bird Addition, Unit No. 1; Thence, South 38 degrees 17 minutes 40 seconds East, along said Southwesterly Right-of-Way line of Lodema Lane and the Northeasterly Line of said Lot 18, a distance of 89.50 feet to a 1/2 inch iron rod found for the common most Easterly corner of said Lot 18 and the most Northerly corner of Lot 19, in Block "J" of said Irwin Keasler Development, Red Bird Addition, Unit No. 1; THENCE South 44 degrees 58 minutes 28 seconds West, departing the Southwesterly Right-of-Way line of said Lodema Lane and along the common line of said Lots 18 and 19, a distance of 172.80 feet to a 1/2 inch iron rod found for corner in the Northeasterly line of Lot 26-A of Lots 26-A, 27-A, 28-A and 29-A, Block J, a replat of part of Lots 14, 15, 16, 17, 18, 19, 30, 31 and all of Lots 26, 27, 28, and 29 , in Block J, Irwin Keasler Development, Red Bird Addition, Unit No. 1, an addition to the City of Duncanville, Dallas County, Texas, according to the Plat thereof recorded in Volume 89232, Page 3833, Map Records, Dallas County, Texas; Thence, North 44 degrees 43 minutes 39 seconds West, departing said common line between Lots 18 and 19 and along the Northeasterly line of said Lot 26-A , a distance of 97.38 feet to a 1/2 inch iron rod found for corner in the common line of said Lots 17 and 18; Thence, North 47 degrees 38 minutes 13 seconds East, departing said Northeasterly line of Lot 26-A and along said common Line of Lots 17 and 18, a distance of 182.98 feet to the Point of Beginning and containing 0.3806 acre or 16,581 square feet of Land, more or less. Also known as 1119 Lodema Duncanville, Texas 75116

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

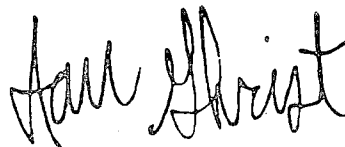
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

A handwritten signature in black ink, appearing to read "Ian Ghrist". The signature is written in a cursive style with a horizontal line underneath it.

Ian Ghrist, Richard Ramsey
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 1st day of April 2025; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the Dallas County Courthouse, 600 Commerce Dallas, Texas.

Date of Deed of Trust: July 11, 2024

Executed by: Tommy N. Sisemore and wife, Jennifer L. Sisemore

Original Trustee named in Deed of Trust: L. Scott Horne

Original amount of Secured Indebtedness: \$408,000.00

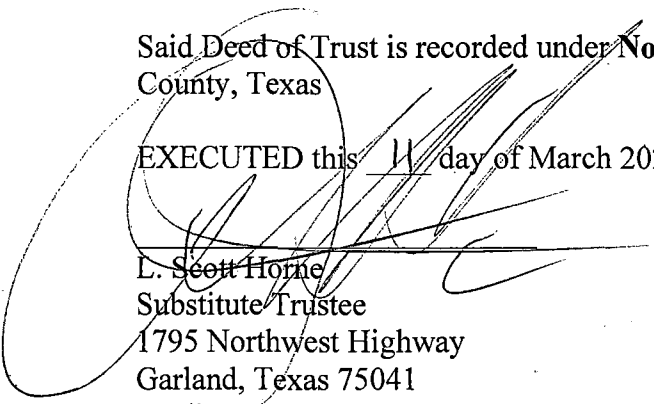
Original Beneficiary named in Deed of Trust: S2 Equities, LLC

Holder of Indebtedness: S2 Equities, LLC

Property described in Deed of Trust: Situated in Dallas County, Texas, and being:
LOT 12, BLOCK C, IN THE MEADOWS AT DANIEL FARMS, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2005134, PAGE 118, PLAT RECORDS OF DALLAS COUNTY, TEXAS.
Also known as 1518 Halsey Duncanville, Texas 75137

Said Deed of Trust is recorded under **No. 202400151901** in the Deed of Trust Records, Dallas County, Texas

EXECUTED this 11 day of March 2025


L. Scott Horne
Substitute Trustee
1795 Northwest Highway
Garland, Texas 75041
972/271-1700
scott@hornerealestatelaw.com

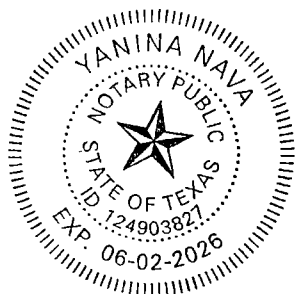
BY mm
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN
2025 MAR 11 PM 2:01

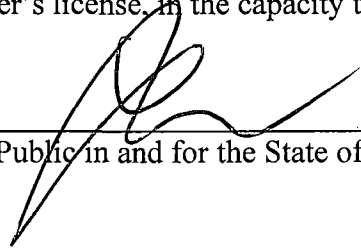
FILED

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11 day of March, 2025, by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041