

**Notice of Substitute Trustee's Sale**

**FILED**

2025 FEB 25 PM 1:46

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

Date: February 21, 2025

Substitute Trustee: Gaylene Lonergan  
Lonergan Law Firm PLLC  
12801 North Central Expressway, Suite 150, Dallas, Tx, 75243

Lender: Richard Glaser, SR

Note: Promissory Note dated September 29, 2022 in the original principal amount of \$207,000.00, executed by Reyna I. Martinez.

Deed of Trust:

Date: September 29, 2022

Grantor: Reyna I. Martinez

Lender: Richard Glaser, SR

Recording information:

Recorded under Instrument Number 202200259549 of the County Clerk's Records, Dallas County, Texas.

Property:

**Lot 17, Block 1, of COUNTRY CLUB ESTATES, FIRST INSTALLMENT, An Addition to the City of Mesquite, Dallas County, Texas, According to the Plat thereof Recorded In Volume 27, Page 169, Map Records, Dallas County, Texas.**

**Said Property more commonly known as 5201 Kiamesha Way, Mesquite, TX 75150**

County: Dallas

Date of Sale: April 1, 2025

Time of Sale: 10:00 a.m. - 1 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 Substitute 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.

  
\_\_\_\_\_  
Lonergan Lawn Firm, N.L.L.C

STATE OF TEXAS

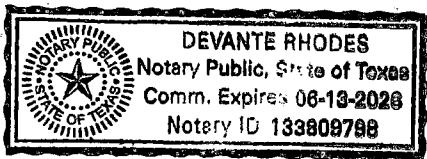
COUNTY OF DALLAS

This instrument was acknowledged before me on this 21<sup>st</sup> day of February, 2025 by Gaylene Rogers Lonergan, Substitute Trustee.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires:

\_\_\_\_\_  
Print/Typed Name of Notary



**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

Date: April 01, 2025

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 04, 2001 and recorded in Document VOLUME 2001243, PAGE 922, AS AFFECTED BY MODIFICATION AGREEMENTS INSTRUMENT NOS. 201600332483, 202200151209 AND 202300253166 real property records of DALLAS County, Texas, with KATRINA FERGUSON, A SINGLE PERSON, grantor(s) and SERVICE FIRST MORTGAGE CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KATRINA FERGUSON, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$83,686.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

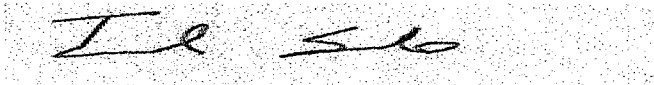
c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077

FILED  
25 MAR -6 PM 12:50  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY



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


The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY FLEMING, ISRAEL SAUCEDO, OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3/6/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 3/6/25

1543 HANCOCK DRIVE  
MESQUITE, TX 75149

00000010332401

00000010332401

DALLAS

**EXHIBIT "A"**

LOT 25, BLOCK C, OF HILLCREST PARK ADDITION, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83186, PAGE 3282, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**NOTICE OF FORECLOSURE SALE**

March 5, 2025

FILED  
2025 MAR -6 AM 10:26  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

**DEED OF TRUST (“DEED OF TRUST”):**

**Dated:** August 17, 2023

**Grantor:** Joe Marcus Ramirez

**Trustee:** Matt L. Janner

**Lender:** SCF Jake, LP

**Recorded in:** Document Number 202300175145 of the real property records of Dallas County, Texas

**Legal Description:** Lot 21, Block 37, Northridge Estates No. 2, an addition to the city of Mesquite, Dallas County, Texas according to the map or plat thereof recorded in Volume 24, Page 111, of the map and/or plat records of Dallas County, Texas, TOGETHER WITH ALL BUILDINGS, IMPROVEMENTS, AND FIXTURES THEREON (the “Property”)

**Secures:** Real Estate Lien Note (the “Note”) in the original principal amount of \$188,000.00, executed by Joe Marcus Ramirez and payable to the order of Lender

**Guaranty:** The Note is guaranteed by a Guaranty Agreement dated August 17, 2023, and executed by Joe Marcus Ramirez in favor of Lender

**Substitute Trustees and Address:** Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, \_\_\_\_\_, Payton Hreha, \_\_\_\_\_ c/o Stibbs & Co., P.C., 831 Crossbridge Dr., Spring, Texas 77373

**FORECLOSURE SALE:**

**Date:** April 1, 2025

**Time:** 10am – 1pm

**Place:** The north side of the George Allen Courts building facing Commerce Street or as designated by the County Commissioner’s office.

**Terms of Sale:** The sale will be conducted at a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the Lender has the right to direct the Substitute 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.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust and the amount on the Note was accelerated. Because of that default, Lender, the owner, and holder of the Note, has requested the Substitute Trustee to sell the Property.

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

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


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

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

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

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

**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.**

  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Michele Hreha, Mary Mancuso,  
Francesca Ortolani, Carol Dunmon, [REDACTED]  
Payton Hreha, [REDACTED] c/o  
Stibbs & Co., P.C., 831 Crossbridge Dr.,  
Spring, Texas 77373

24-267952

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> August 23, 2018	<b>Original Mortgagor/Grantor:</b> WENDY GUTIERREZ
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MOVEMENT MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC.
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 201800230276	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> LOANCARE LLC	<b>Mortgage Servicer's Address:</b> 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

2025 FEB 27 AM 11:17  
 DAVID WARREN  
 COUNTY CLERK  
 DALLAS COUNTY  
 TEXAS

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

**Secures:**Note in the original principal amount of \$190,486.00, executed by WENDY GUTIERREZ and payable to the order of Lender.

**Property Address/Mailing Address:** 2326 NORMA DR, MESQUITE, TX 75149

**Legal Description of Property to be Sold:** BEING LOT TWO (2) IN BLOCK "L" OF BIG TOWN ESTATES ADDITION NO. 4, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 43, PAGE, 201, MAP RECORDS, DALLAS COUNTY, TEXAS..

<b>Date of Sale:</b> April 1, 2025	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC., the owner and holder of the Note, has requested Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 14800 Landmark Blvd.,





Suite 850, Dallas, TX 75254 , to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , 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 Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

  
SUBSTITUTE TRUSTEE

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

7B  
**Law Office of Thomas M. Misteli, P.C.**

Attorney and Counselor at Law  
PO Box 180626  
Dallas, Texas 75218-0626  
phone: 972.768.2515  
email: tom@mistelilaw.com

FILED  
2025 MAR -7 AM 10:29  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

**Notice of Foreclosure Sale**

February 28, 2025

Teresa Castaneda  
Guadalupe Castaneda  
1641 Poplar Drive  
Mesquite, Texas 75149-5649

Re: Notice of foreclosure sale regarding the following instruments, among others  
(collectively, the "Loan Documents"):

Deed of Trust ("Deed of Trust"):

Dated: August 20, 1997

Grantor  
(whether one or more): Teresa Castaneda and Guadalupe Castaneda

Trustee: Michael Ulmer

Lender: Larry Ray Newsom and Carolyn Sue Newsom

Recorded in: Volume 97175, Page 1079 of the real property records of  
Dallas County, Texas

Legal Description: Lot 9 in Block B of the EDGEMONT PARK NO. 6  
ADDITION, an addition to the City of Mesquite, Texas,  
according to the map thereof recorded in Volume 47, Page  
85 of the Map Records of Dallas County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal  
amount of \$55,000.00, executed by Teresa Castaneda and  
Guadalupe Castaneda ("Borrower," whether one or more)  
and payable to the order of Lender

Property: The real property, improvements, and personal property

described in and mortgaged in the Deed of Trust, including the real property described as Legal Description above, and all rights and appurtenances thereto

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Abacus Funding Group, LLC ("Beneficiary") by a Transfer of Note and Lien dated March 30, 2020

Substitute Trustee: Tom Misteli

Substitute Trustee's Address: 5956 Sherry Lane, 20<sup>th</sup> Floor, Dallas, Texas 75225

Foreclosure Sale:

Date: April 1, 2025

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter**

Place: North Side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners

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

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

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

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

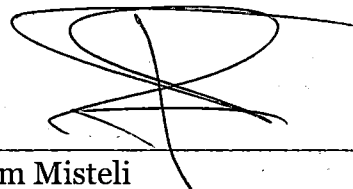
If Abacus Funding Group, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, 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.

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



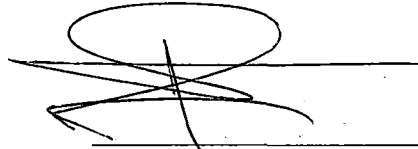
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Tom Misteli  
Substitute Trustee

## Certificate of Posting

My name is Tom Misteli, and my address is Law Office of Thomas M. Misteli, P.C., 652 Harter Road, Dallas, Texas 75218.

I declare under penalty of perjury that on 3/7/2025, I filed this Notice of Sale at the office of the Dallas County Clerk to be posted at the Dallas County Courthouse.



Date 3/7/25

Tom Misteli  
Declarant

Law Office of Thomas M. Misteli, P.C.  
5956 Sherry Lane, 20th Floor  
Dallas, Texas 75225  
tom@mistelilaw.com  
972.768.2515

FILED

2025 MAR 10 AM 8:24

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY AH DEPUTY

**Notice of Foreclosure Sale**

March 7, 2025

**Deed of Trust ("Deed of Trust"):**

Dated: July 30, 2022  
Grantor: Luis Castro  
Trustee: Blake Ingram and Marquelon Ingram  
Lender: Blake Ingram Enterprises Inc.  
Recorded in: Document No. 202200217047, Official Public Records of Dallas County, Texas  
Property: Lot No. Twelve (12) in Block Ten (10) of Mesquite Park Subdivision No. 2, an Addition to the City of Mesquite, Texas, according to Map or Plat thereof recorded in Volume 21, Page 261, Map Records of Dallas County, Texas.  
Secures: Promissory Note ("Note") in the original principal amount of \$187,000.00, executed by Luis Castro ("Borrower") and payable to the order of Lender.  
Assignment: The Note and Deed of Trust were transferred to Baron Creek Fund II, LP, a Texas limited partnership, by Assignment of Note and Liens dated June 14, 2024, recorded in Document No. 202400120276, Official Public Records of Dallas County, Texas.

Substitute Trustee: MICHAEL FRITZ BAIRD, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JAMIE DWORSKY, JANET PINDER, BRANDY BACON, ANGELA COOPER, ANDREW MILLS-MIDDLEBROOK, JEFF BENTON

Substitute Trustee's Address: P.O. Box 9932  
Austin, Texas 78766

**Foreclosure Sale:**

Date: Tuesday, April 1, 2025  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.  
Place: Dallas County Courthouse, Dallas, Texas at the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202 or in the area designated by the commissioner's court pursuant to

Section 51.002 of the Texas Property Code.  
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

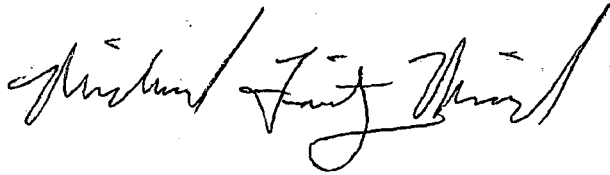
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a**

member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**THIS 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 BENEFICIARY OR MORTGAGE SERVICER.**



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Michael Fritz Baird  
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