

Notice of Substitute Trustee Sale

F25-00036 TX
CF104531 / 88786.00190

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

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

Date: **04/01/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Legal Description - See Exhibit "A"

APN: 00000132940000000

Commonly known as: 1508 Seegar St, Unit 11, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 202400151005 of the Real Property Records of Dallas County, Texas.

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS
2025 MAR -6 AM 10:24
FILED

Trustor(s): Seegar Townhomes LLC, a Massachusetts limited liability company
Original Beneficiary: Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)

Current Beneficiary: Athene Annuity and Life Company
Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, ~~Shelley Ortolani~~, Payton Hreha, ~~Shelley Ortolani~~, Michele Sanders or Cherie Maples**

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.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. 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.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. Athene Annuity and Life Company is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Athene Annuity and Life Company
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 3/5/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED] Payton Hreha, [REDACTED] Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

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THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

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Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street,** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Legal Description - See Exhibit "A"

APN: 0000013294000000

Commonly known as: 1508 Seegar St, Unit 12, Dallas, TX 75215

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Original Beneficiary: Churchill Funding I LLC, a delaware limited liability company (CFL License No. 60DBO-160108)

Current Beneficiary: Athene Annuity and Life Company
Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples**

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COUNTY CLERK
DALLAS COUNTY
TX

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Certificate of Posting

I, _____ do hereby certify that I am a citizen of the United States of America, over the age of 18 years, and competent, to be a witness relating to the matters herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at the office of the _____ County Clerk and caused same to be posted at the _____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

F25-00035 TX
CF104531 / 88786.00190

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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Dated: 3/5/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples



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Fax: (714) 505-3831

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

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BEGINNING of that tract herein described:

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THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

F25-00034 TX
CF104531 / 88786.00190

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

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

Date: **04/01/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Legal Description - See Exhibit "A"

APN: 0000013294000000

Commonly known as: 1508 Seegar St. Unit 9, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 202400151005 of the Real Property Records of Dallas County, Texas.

FILED
2025 MAR - 6 AM 10: 24
JOHN F. WOODREY
COUNTY CLERK
DALLAS COUNTY, TEXAS
BY _____

Trustor(s): Seegar Townhomes LLC, a Massachusetts limited liability company
Original Beneficiary: Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)

Current Beneficiary: Athene Annuity and Life Company
Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples**

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.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. 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.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. Athene Annuity and Life Company is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

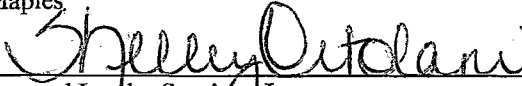
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Athene Annuity and Life Company
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 3/5/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

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THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

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Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

F25-00033 TX
CF104531 / 88786.00190

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

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

Date: 04/01/2025
Time: The sale will begin no earlier than 10:00AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: Dallas County, TX at the following location: North side of the George Allen Courts Building facing Commerce Street, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Legal Description - See Exhibit "A"

APN: 0000013294000000

Commonly known as: 1508 Seegar St. Unit 8, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 202400151005 of the Real Property Records of Dallas County, Texas.

FILED
2025 MAR -6 AM 10:24
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS

Trustor(s): Seegar Townhomes LLC, a Massachusetts limited liability company
Original Beneficiary: Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)

Current Beneficiary: Athene Annuity and Life Company
Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples

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.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. 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.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

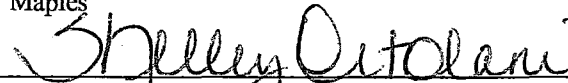
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Athene Annuity and Life Company
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 3/5/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, [REDACTED], Payton Hreha, [REDACTED], Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

EXHIBIT A

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Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

F25-00032 TX
CF104531 / 88786.00190

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

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

Date: **04/01/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (**Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.**)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Legal Description - See Exhibit "A"

APN: 0000013294000000

Commonly known as: 1508 Seegar St. Unit 7, Dallas, TX 75215

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/29/2024 as Document No. 202400151005 of the Real Property Records of Dallas County, Texas.

FILED
2025 MAR -6 AM 10:24
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
TEXAS

Trustor(s): Seegar Townhomes LLC, a Massachusetts limited liability company
Original Beneficiary: Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108)

Current Beneficiary: Athene Annuity and Life Company
Loan Servicer: FCI Lender Services, Inc.

Current Substituted Trustees: **Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen, Michele Sanders or Cherie Maples**

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.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. 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.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$2,932,500.00, executed by Seegar Townhomes LLC, a Massachusetts limited liability company, and payable to the order of Churchill Funding I LLC, a Delaware limited liability company (CFL License No. 60DBO-160108); (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Seegar Townhomes LLC, a Massachusetts limited liability company. Athene Annuity and Life Company is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

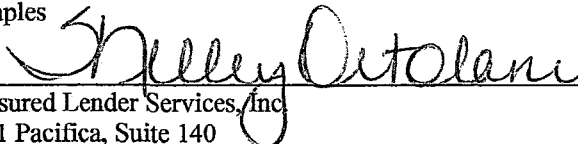
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Athene Annuity and Life Company
c/o Churchill Funding I, LLC
1415 Vantage Park Drive
Suite 240
Charlotte, NC 28203
Eric Pezold
Epezold@swlaw.com
(714) 427-7414

Dated: 3/5/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, , Payton Hreha, , Michele Sanders or Cherie Maples



Assured Lender Services, Inc
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Andor Properties, LLC, a Texas Limited Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas Corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 115.00 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jose A. Jamaica and wife, Luzmaria Jamaica, by deed recorded in Volume 88189, Page 450, Deed Records of Dallas County, Texas and being the POINT OF BEGINNING and that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 45.10 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas;

THENCE South 51 degrees 09 minutes 15 seconds East, along the Southwest line of said Ondrusek tract, a distance of 180.02 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the South corner of said Ondrusek tract and lying along the Northwest line of Savannah Street (variable alley right-of-way), from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, a distance of 45.79 feet to a 1 inch iron pipe found for corner, said corner being the East corner of a tract of land conveyed to Henrietta Garza Jamaica and Rafael Lara Jamaica, by deed recorded in Volume 2001059, Page 3125, Deed Record of Dallas County, Texas;

THENCE North 50 degrees 56 minutes 24 seconds West, along the Northeast line of said Jamaica tract (2001059/3125), a distance of 179.83 feet to the POINT OF BEGINNING and containing 8,139 square feet or 0.19 acres of land.

TRACT 2:

Being a portion of Lot 6, Block 2/899 of J.A. Seegar's and E.H. Robertson's Addition, an addition to Dallas County, Texas, according to the plat thereof, recorded in Volume 70, Page 511, Map Records of Dallas County, Texas, same being that tract of land conveyed to Joseph C. Ondrusek and wife, Timpy Kay H. Ondrusek, by deed recorded in Volume 75064, Page 1222, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner lying in the intersection of the Northeast line of Browder Street (40' public right-of-way) and the Southeast line of Seegar Street (40' public right-of-way) and being the West corner of a tract of land conveyed to Wood Printing Co., a Texas corporation, by deed recorded in Volume 74214, Page 1823, Deed Records of Dallas County, Texas; THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seegar Street, a distance of 160.10 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Andor Properties, LLC, a Texas Liability Corporation, by deed recorded in Instrument No. 201500113879, Official Public Records of Dallas County, Texas and being the POINT OF

BEGINNING of that tract herein described:

THENCE North 44 degrees 19 minutes 43 seconds East, along the Southeast line of Seeger Street, a distance of 45.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the West corner of a tract of land conveyed to Cedar's Holding 18, LLC, by deed recorded in Instrument No. 201800028369, Official Public records of Dallas County, Texas, from which a fence post found bears South 68 degrees 08 minutes 43 seconds West, a distance of 0.46 feet for witness;

THENCE South 51 degrees 22 minutes 05 seconds East, along the Southwest line of said Cedar's Holding tract, a distance of 180.21 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Cedar's Holding tract and lying along the Northwest line of Savannah Street (variable alley right-of-way);

THENCE South 44 degrees 29 minutes 24 seconds West, along the Northwest line of Savannah Street, distance of 45.79 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of said Andor Properties tract, from which a 1/2 inch iron rod found bears South 58 degrees 35 minutes 11 seconds West, a distance of 0.89 feet for witness;

THENCE North 51 degrees 09 minutes 15 seconds West, along the Northeast line of said Andor Properties tract, a distance of 180.02 feet to the POINT OF BEGINNING and containing 8,145 square feet or 0.19 acres of land.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

**Notice of Foreclosure Sale
(Including Appointment of 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.

March 6, 2025

Construction Deed of Trust ("Deed of Trust"):

Dated: February 11, 2022

Grantor: Kendallwood Drive, LLC

Trustee: Marcus Channing Morris

Lender: First Financial Bank

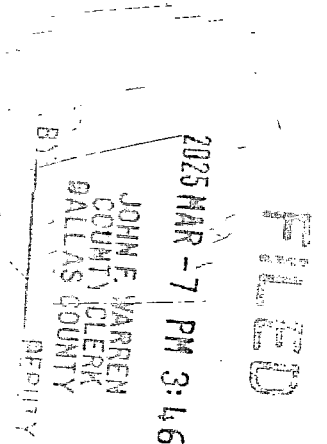
Recorded in: Official Records of Dallas County, Texas as Instrument Number 202200046497

Secures: Promissory Note ("Note") in the original principal amount of \$1,001,384.00, executed by Grantor and payable to the order of Lender: and all other indebtedness of Grantor to Lender.

Guaranty: The Note is guaranteed by Unconditional Guarantees executed by All Care Hospice, LLC, Daniel Blackburn, DCB Irrevocable Trust dated November 12, 2013 and Silver Leaf Assisted Living, LLC in favor of Lender.

Substitute Trustee: Mark S. Zachary

Substitute Trustee's Address: 400 Pine Street, Suite 800, Abilene, Texas 79601



Property (the "Property"): The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the following described real property and all rights and appurtenances thereto: **Lot Two (2), Block C/7726, NORTHVIEW ADDITION, SECOND SECTION according to the Plat thereof recorded in Volume 45, Page 119 of the Public Records of Dallas County, Texas**

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: The North Side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas, Dallas County, Texas; or in such other area as designated by the Commissioner's Court of Dallas County, Texas pursuant to Section 51.002 of the Texas Property Code. The George Allen Courts Building is located at 600 Commerce Street, Dallas, Dallas County, Texas.
- Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

If Lender 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, and at purchaser's own risk. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

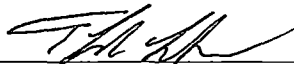
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

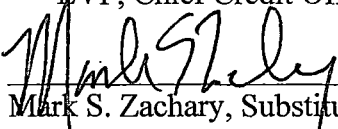
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE SERVICER.

March 6, 2025.

First Financial Bank

By: 

Luke Longhofer,
EVP, Chief Credit Officer



Mark S. Zachary, Substitute Trustee

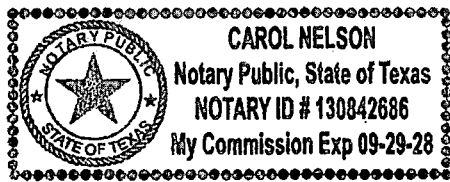
STATE OF TEXAS

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COUNTY OF TAYLOR

BEFORE ME, the undersigned authority, on this day personally appeared **Luke Longhofer**, EVP, Chief Credit Officer of **First Financial Bank**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 6th day of March, 2025.



Carol Nelson

NOTARY PUBLIC, STATE OF TEXAS

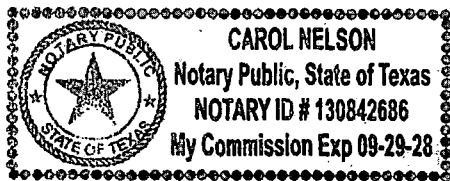
STATE OF TEXAS

§
§
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COUNTY OF TAYLOR

BEFORE ME, the undersigned authority, on this day personally appeared **Mark S. Zachary**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 6th day of March, 2025.



Carol Nelson

NOTARY PUBLIC, STATE OF TEXAS

FILED

2025 MAR 10 AM 7:58

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, on or about June 28, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Shannon E. Johnston, the present owner of said real property, to 1811 Euclid Townhomes (the "Association"); and

WHEREAS, the said Shannon E. Johnston 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 owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, April 1, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 8, Building 2, Being the following real property of 1811 Euclid Townhomes, a condominium created pursuant to the Condominium Declaration and Map recorded in cc# 201200364845, Condominium Records of Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unit described below, in and to the Common Elements in the percentage designated for the Residential Unit contained in the Declaration; and also including the following parking and storage spaces as limited common elements to the Residential Unit (1811 Euclid Avenue, Unit 8)

WITNESS my hand this 7th day of March, 2025

1811 EUCLID TOWNHOMES
By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the ____ day of _____, 2025, at the Dallas County Courthouse in Dallas, Texas.

NOTICE OF ASSESSMENT LIEN SALE

FILED

2025 MAR 10 AM 7:58

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about November 21, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Victoria Martinez and Fernando Aranda, the present owners of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said Victoria Martinez and Fernando Aranda have continued to default in the payment of their 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;

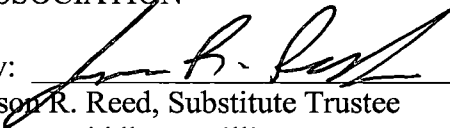
NOW, THEREFORE, notice is hereby given that on Tuesday, April 1, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 1250, Building VV, Being the following real property of County Creek Condominiums, a Condominium created pursuant to the Condominium Declaration and Map recorded in Volume 79252, Page 388, Condominium Records of Dallas County, Texas, as affected by First Amendment filed 03/27/1980, recorded in Volume 80063, Page 1866; Second Amendment filed 03/14/2016, recorded in CC# 201600067152; Third Amendment filed 09/05/2019, recorded in CC# 201900236839, Real Property Records, Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unit described below, in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit "B" attached to the Declaration (4638 Country Creek Drive, Unit 1250)

WITNESS my hand this 26th day of February, 2025

COUNTRY CREEK CONDOMINIUM
ASSOCIATION

By: 
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the ___ day of _____, 2025, at the Dallas County Courthouse in Dallas, Texas.

FILED

2025 MAR 10 AM 7:57

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, on or about December 19, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Pamela Rochelle Drew and Mercedes Lewis, the present owners of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said Pamela Rochelle Drew and Mercedes Lewis have continued to default in the payment of their 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, April 1, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 1062, Building O, and the respective appurtenant undivided interest of such unit in and to the general and limited common elements of County Creek Condominiums, a Condominium Regime in the City of Dallas County, Texas, according to the Declaration dated September 1, 1979, filed for record on December 28, 1970, and recorded in Volume 7922, Page 388, Deed Records, Dallas County, Texas, together with the First Amendment to Declaration and Master Deed dated March 18, 1980 and recorded in Volume 80063, Page 1866, Deed Records, Dallas County, Texas (4629 Country Creek Drive, Unit 1062)

WITNESS my hand this 21st day of February, 2025

COUNTRY CREEK CONDOMINIUM ASSOCIATION

By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the ____ day of _____, 2025, at the Dallas County Courthouse in Dallas, Texas.

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

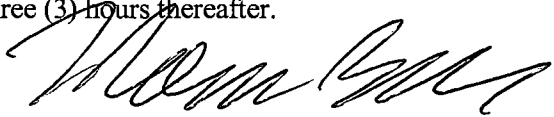
Date: February 20, 2025
Substitute Trustee: **Thomas K. Broder, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton**
Address of Substitute Trustee: 10440 N. Central Expressway, Suite 1550
Dallas, Texas 75231
Holder of Note and Lien: CrossTimbers Capital, Inc.
Note: Promissory Note in original principal amount of \$29,000.00
Deed of Trust:

Date: July 13, 2023
Grantor: Belkin Marisol Mejia Nunez and Klay Suarez Hernandez, a married couple
Lender: CrossTimbers Capital, Inc.
Recording Information: Instrument Number
Property: PECAN LAKE MOBILE HOME PARK, SPACE 76
commonly known as 2850 South Beltline Road Unit #76, Dallas, Texas 75253.
County: Dallas County, Texas
Date of Sale: April 1, 2025. The earliest time at which the sale shall occur is 1:00 p.m.
Time of Sale: 1:00 p.m. – 4:00pm.
Place of Sale of Property: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

FILED
2025 MAR 10 AM 8:25
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Holder of the Note and Lien has appointed **Thomas K. Broder, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton** or any one of them, as Substitute Trustee under the Deed of Trust. Holder of the Note and Lien has instructed Substitute Trustee to offer the property for sale toward the satisfaction of the Note.

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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.



Thomas K. Broder / Substitute Trustee