

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Date: June 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 \$85,000.00
Deed of Trust:

Date: August 30, 2024
Grantor: **Property Doc LLC., a Texas limited liability company**
Lender: CrossTimbers Capital, Inc.
Recording Information: Instrument Number 202500008919
Property:


Lot 20 of LURLINE LONGS RESUBDIVISION of LOT 20, BLOCK 12/4312, BELLEVUE ADDITION, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 7, Page 425, Map Records of Dallas County, Texas.

commonly known as 1502 Grinnell Street, Dallas, Texas 75216

County: Dallas County, Texas
Date of Sale: August 5, 2025. The earliest time at which the sale shall occur is 1:00 p.m.
Time of Sale: 1:00 p.m. – 4:00 p.m.
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.

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

FILED
2025 JUL 11 PM 4:17
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

Direct: Jonatan Schmidt and the Degas Revocable Living Trust
Indirect: Teresa B. Trotman

FILED

{File No.46592}

2025 JUL 11 PM 3:33

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

1. Property To Be Sold. The property (including any improvements) to be sold is described as follows:

Being Lot 15, in Block 5/6994 of REPLAT OF THE PRESTON MEADOWS, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 80239, Page 334, of the Map Records of Dallas County, Texas (hereinafter "Property")

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

Date: **Tuesday, August 5, 2025**

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Dallas County Courthouse in Dallas, Texas, at the following location: ***North side of courthouse facing Commerce Street, below the overhang***, the area designated for foreclosures.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by ***Anna Maria Kolbay, Trustee on behalf of The Degas Revocable Living Trust***. The deed of trust is dated ***September 30, 2023***, and is recorded

in the office of the County Clerk of Dallas County, Texas, as **Instrument Number 202300204103, Dallas County, Texas.**

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the real estate lien note in the original principal amount of **\$810,000.00**, executed by **Jonatan Schmidt and The Degas Revocable Living Trust**, and payable to the order of **Teresa B. Trotman**; and (2) all renewals and extensions of the note. **Teresa B. Trotman** is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. Substitute Trustees: As per the Appointment of Substitute Trustee recorded in the Official Records of Dallas County, Texas, as Instrument Number 202400255929 the following individuals have been appointed as substitute trustee:


Juan M. Pequeño, Jr., Rudy Salinas
2300 W. Pike Boulevard, Suite 300
Weslaco, Texas 78599-1247
Hidalgo County, Texas
Phone: (956)968-5402
Fax: (956)969-9402

AND

Gaylene Lonergan
The Lonergan Law Firm, P.L.L.C.
12801 N. Central Expwy Suite 150
Dallas, Texas 75243
Phone: (214)760-6768
Fax: (214) 503-8752

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

DATED: July 11th, 2025.


Gaylene Lonergan
The Lonergan Law Firm, P.L.L.C.
12801 N. Central Expwy Suite 150
Dallas, Texas 75243
Phone: (214)760-6768
Fax: (214) 503-875
Substitute Trustee

SERVING ON ACTIVE 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.

13

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 15th day of APRIL, 2021, JESSICA A. NAVA executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure HANSEUL VENTURES, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2021-202100115765, of the Deed of Trust records of Dallas County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 5th day of AUGUST, 2025, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courthouse, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

SEE ATTACHED EXHIBIT "A"

ALSO KNOWN AS 426 PECAN DRIVE, DALLAS, TEXAS.

WITNESS MY HAND, the 11 day of JULY, 2025.


DARRIN W. STANTON

FILED
2025 JUL 11 PM 1:57
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

Exhibit "A"

Legal Description of land:

All that certain lot, tract, or parcel of land lying and being situate in the County of Dallas, State of Texas, being the middle part of Lot 13 in Block 6/7679 of Meadowmere Addition #3, an addition to the City of Dallas according to the map thereof in Vol. 6, Page 203, Map Records of Dallas County, Texas, and described by metes and bounds as follows:

Beginning at a point in the East line of Pecan Road 30 feet North of the Southwest corner of said Lot 13 in said Block;

Thence North with the East line of Pecan Road 33 for stake for corner;

Thence East parallel with the South line of said Lot 13 to a point on the Northeast line of Lot 13 in said block;

Thence Southeast with the said Northeast line of said Lot 13 to a point therein which is 39 feet North of the Southeast corner of said Lot 13 in said block;

Thence West parallel with the South line of said Lot 13 to a stake in the East line of Pecan Road, the place of beginning.

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on March 15, 2017, GABRIEL A. MOLINA, executed a Deed of Trust conveying to JOHN D'SILVA, Trustee, the Real Estate hereinafter described, to secure MELANIE D'SILVA, MANAGER OF "MELJO IRA, LLC" in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 201700076066, of the Deed of Trust Records of Dallas County, Texas; and

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

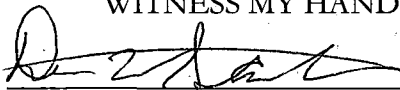
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 5TH day of AUGUST, 2025, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

BEING LOT 55, OF THIRD INSTALLMENT OF GLENDALE ADDITION SITUATED IN CITY BLOCK E/6008 IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY DEED RECORDED IN VOLUME 90019, PAGE 1358 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND ALSO AS SHOWN BY DEED RECORDED IN VOLUME 90019, PAGE 1361 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND MORE COMMONLY ADDRESSED AS 4503 MALDEN LANE, DALLAS, DALLAS COUNTY, TEXAS.

WITNESS MY HAND, this 10 day of JULY, 2025.



DARRIN W. STANTON

2025 JUL 11 PM 1:57
COUNTY CLERK
JOHN F. WARREN

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 2nd day of DECEMBER, 2013, **JOSE A. GARCIA-VAZQUEZ** and **ANNA L. CRUZ-CHAVEZ** executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure **KINGSFORD HOUSING LLC**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No.201300369753 of the Deed of Trust records of Dallas County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 5th day of August, 2025, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps at the east side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 16, IN BLOCK J/6869, OF HIGHLAND HILLS ADDITION NO. 5, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY VIRTUE OF AN AFFIDAVIT OF HEIRSHIP RECORDED IN VOLUME 2003211, PAGE 131 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND MORE FULLY DESCRIBED IN THE RECORDED INSTRUMENTS AND INCORPORATED HEREIN FOR ALL PURPOSES, AN MORE COMMONLY ADDRESSED AS 3730 HAPPY CANYON, DALLAS, DALLAS COUNTY, TEXAS.

WITNESS MY HAND, the 10 day of JULY, 2025.


DARRIN W. STANTON

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
BY

2025 JUL 11 PM 1:57

FILED

7B

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 5th day of April, 2022, HLB ENTERPRISES LLC, executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure EKY PROPERTIES, INC., in the payment of a debt therein described, said Deed of Trust being recorded in Instrument #202200097133, of the Deed of Trust records of Dallas County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 5TH day of AUGUST, 2025, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

BEING LOT 14-B, IN BLOCK D/7590, OF BEN FREEMAN'S SUBDIVISION, OF LOTS 14, 15, 16 AND 17 OF BLOCK D/7590, BECKLEY GARDENS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 41, PAGE 149, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 9128 SEDGEMOOR AVE, DALLAS, TEXAS.

WITNESS MY HAND, the 10 day of JULY, 2025.


DARRIN W. STANTON, TRUSTEE

BY _____
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

2025 JUL 11 PM 1:57

FILED

FILED

NOTICE OF TRUSTEE'S SALE PM 1:57

WHEREAS, On the 25TH day of MARCH, 2022, JOSE JULIAN SANTILLAN executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure **FERNANDO BATISTA**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. #202200087315 of the Deed of Trust records of Dallas County, Texas; and

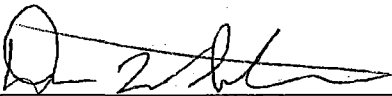
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 5th day of AUGUST, 2025, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

THE EAST 75 FEET OF LOT 3, BLOCK B, SUNRISE ACRES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 21, MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 10023 RHODA LANE, DALLAS, TEXAS.

WITNESS MY HAND, the 10 day of July, 2025.


DARRIN W. STANTON

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2025 JUL 11 PM 1:57

FILED

ORIGINAL

Notice of Substitute Trustee's Sale

FILED

Date: July 10, 2025

Substitute Trustee: Brandon Vaughan or Angela Gibson
PO Box 90
Maypearl, Texas 76064

2025 JUL 11 PM 1:33

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Lender: The Cowboy Bank of Texas

First Note: A certain promissory note executed by Veronique R. Carrizales and spouse, Gabriel Ramirez, dated June 22, 2021, in the original principal amount stated therein, as thereafter modified, bearing interest as therein specified, payable to the order of Lender, and containing an attorney's fee clause, with interest and principal being payable as therein specified.

First Deed of Trust:

Date: June 22, 2021

Grantor: Veronique R. Carrizales and spouse, Gabriel Ramirez

Lender: The Cowboy Bank of Texas

Recording information:

Said Deed of Trust being recorded in the Official Public Records of Dallas County, Texas under Document Number 202100189619.

Second Note: A certain promissory note executed by Veronique R. Carrizales and spouse, Gabriel Ramirez, dated December 1, 2023, in the original principal amount stated therein, as thereafter modified, bearing interest as therein specified, payable to the order of Lender, and containing an attorney's fee clause, with interest and principal being payable as therein specified.

Second Deed of Trust:

Date: December 1, 2023

Grantor: Veronique R. Carrizales and Gabriel Ramirez, a married couple

Lender: The Cowboy Bank of Texas

Recording information:

Said Deed of Trust being recorded in the Official Public Records of Dallas County, Texas under Document Number 202300244080.

Property: All that certain lot, tract, or parcel of land being known and designated as LOT 16-A, BLOCK B/6210, HOME ESTATES ADDITION, 3RD INSTALLMENT – REVISED, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 41, Page 159, Map Records, Dallas County, Texas

County: Dallas County


Date of Sale (first Tuesday of month): August 5, 2025

Time of Sale: between 1:00 p.m. and 4:00 p.m.

Place of Sale: Dallas County Courthouse in the location designated by the Dallas County Commissioners.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale, as-is, 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 hours thereafter. Lender has appointed Brandon Vaughan or Angela Gibson as Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note(s) referenced above. The Substitute Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels.

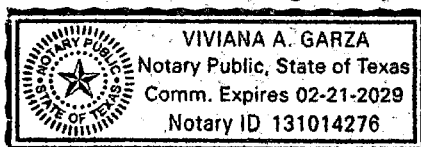
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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




Brandon Vaughan or Angela Gibson
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

This instrument was acknowledged before me on July 10, 2025, by Brandon Vaughan, Substitute Trustee.





Notary Public for the State of Texas

FIRST AMENDED NOTICE OF FORECLOSURE SALE

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.

Property: 2350 Whitewood Drive, Dallas, TX 75233

July 10, 2025

Deed of Trust: Deed of Trust, Security Agreement, Financing Statement (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: June 22, 2023

Trustee:

Sean A. Clemmensen

Address:

5345 Towne Square Drive, Suite 280
Plano, TX 75024

Substitute Trustee:

Keith Bradley

Address:

13 East Henderson Street
Cleburne, TX, 76031

Grantor: MSRP Capital Fund, LLC

Mortgagee: Lydia Barrera (hereafter "Lender")

Recording Information: Recorded at Instrument No. 202300124876 of the Official Public Records of Dallas County, Texas.

Property Address: 2350 Whitewood Drive, Dallas, TX 75233

Legal Description: Lot 8, Block 4/6038 of Kiestwood Estates, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 24, Page 193, of the Map Records of Dallas County, Texas.

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

FILED
2025 JUL 10 PM 12:26
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Date: June 22, 2023

Original Principal Amount: \$61,400.00

Maker: MSRP Capital Fund, LLC

Lender: Lydia Barrera

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: 600 Commerce Street, Dallas, Texas, at the steps of the Dallas County Courthouse.

Sale Date: August 5, 2025

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 A.M., or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

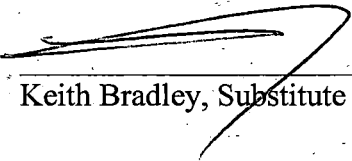
Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure 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.

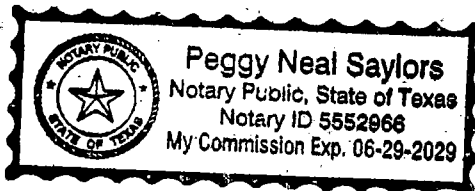
THIS DOCUMENT ASSIGNS KEITH BRADLEY AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS FIRST AMENDED NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Keith Bradley, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

Before me, the undersigned authority, personally appeared Keith Bradley, who is known to me, on this 9th day of July, 2025.


NOTARY PUBLIC



FILED

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

2025 JUL 10 AM 11:28

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 22, 2003 and recorded under Vol. 2004005, Page 01689, or Clerk's File No. 2713328, in the real property records of Dallas County Texas, with Brian J Barry a married man Leslie E Barry, pro forma only as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CTX Mortgage Company, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Brian J Barry a married man Leslie E Barry, pro forma only securing payment of the indebtedness in the original principal amount of \$279,200.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Brian J Barry. Arvest Bank is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Arvest Bank F/K/A Arvest Central Mortgage Company is acting as the Mortgage Servicer for the Mortgagee. Arvest Bank F/K/A Arvest Central Mortgage Company, is representing the Mortgagee, whose address is: 500 Broadway St, Little Rock, AR 72201.

Legal Description:

LOT 2, BLOCK 7/8397 OF SCHREIBER MANOR, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 401, PAGE 1238, MAP RECORDS, DALLAS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 08/05/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: Dallas County Courthouse, Texas at the following location: 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

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, GuyWiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on July 8, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-25-02113

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Matter No.: 130224-TX

Date: July 8, 2025

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: BRANDY MORRISON, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY,
LTD., A TEXAS LIMITED PARTNERSHIP, ITS SUCCESSORS AND
ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 3/24/2023, RECORDING INFORMATION: Recorded on 3/27/2023, as Instrument No. 202300057872

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 16, BLOCK "E", OF CITY OF DALLAS
BLOCK 8816, WELLINGTON FARMS, PHASE 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT
NO. 202100372368, PLAT RECORDS OF DALLAS COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/5/2025, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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.



2025 JUL 10 AM 11:27
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

FILED

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, CAROL DUNMON, PAYTON HREHA, JEFF BENTON, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Moncerrat Rivera, Hugo Rivera, and Jose Merced Ramos	Deed of Trust Date	June 27, 2022
Original Mortgagee	North Dallas Bank & Trust Co.	Original Principal	\$242,500.00
Recording Information	Instrument #: 202200178767 in Dallas County, Texas	Original Trustee	Kelly L. Green
Property Address	1619 Wilbur Street, Dallas, TX 75224	Property County	Dallas

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	North Dallas Bank & Trust Co. (NDBT)	Mortgage Servicer	North Dallas Bank & Trust Co. (NDBT)
Current Beneficiary	North Dallas Bank & Trust Co. (NDBT)	Mortgage Servicer Address	P.O. Box 801826, Dallas, TX 75380

SALE INFORMATION:

Date of Sale	08/05/2025
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang in Dallas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustees	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

BEING LOT 13 AND THE EAST HALF OF LOT 14, IN BLOCK 10/4750, OF ELMWOOD NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4, PAGE 292, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 185-00003

FILED
JUL 10 11:27
PAGE 1
JOHN F. WARREN
CLERK
DALLAS COUNTY
DEPUTY

NOTICE OF TRUSTEE'S SALE

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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Dated July 8, 2025.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

FILED

NOTICE OF TRUSTEE'S SALE

2025 JUL 10 AM 11:17

STATE OF TEXAS §

COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

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

1. **PROPERTY TO BE SOLD.** The property to be sold is more particularly described as:

Unit No. 154, Building N, of 5335 Bent Tree Forest Drive Condominiums, a Condominium in the City of Dallas, Texas, together with an undivided interest in the common elements according to the Declaration recorded in Volume 81176, Page 1905, Condominium Records of Dallas County, Texas.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust (herein defined) to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust.

2. **DATE, TIME AND PLACE OF SALE.** The sale is scheduled to be held at the following date, time and place:

DATE: August 5, 2025

TIME: The sale shall commence at a time no earlier than 11:00 a.m. or within three (3) hours thereafter.

PLACE: at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted on the North Side of the George Allen Courts Building Facing Commerce Street below the overhang.

The Deed of Trust permits the Lender described therein to postpone or withdraw, or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. **TERMS OF SALE.** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

4. **TYPE OF SALE.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by **Gideon Shambambeva**, dated September 13, 2021, filed October 4, 2021, recorded in the Official Records of Dallas County, Texas, in **Clerk's Instrument No. 202100292922** (the "Deed of Trust").
5. **OBLIGATIONS SECURED.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including but not limited to the Promissory Note in the original principal sum of \$125,000.00 executed by **Gideon Shambambeva** and payable to the order of October Properties, LLC. October Properties, LLC is the current owner and holder of the Obligations and is the Lender under the Deed of Trust and is referred to herein as the "Lender".

As of July 2, 2025, there was owed \$51,271.99 on the Note in principal, interest, late fees, and default interest, plus additional amounts for collection and attorneys' fees. An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Lender as follows:

OCTOBER PROPERTIES, LLC
P.O. Box 110436
Carrollton, Texas 75011

6. **DEFAULT AND REQUEST TO ACT.** Default has occurred under the Deed of Trust and the Lender has requested me, as the Substitute Trustee to conduct this sale. Notice is given that prior to the sale Lender may appoint another person as a Substitute Trustee to conduct the sale.
7. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

DATED this the 10th day of July, 2025.



David Garvin, Substitute Trustee

FILED

2025 JUL 10 AM 11:17

6108 BLUFF POINT DRIVE
DALLAS, TX 75248

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

00000010512572

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: August 05, 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 January 31, 2024 and recorded in Document INSTRUMENT NO. 202400021387 real property records of DALLAS County, Texas, with JOE SALVAGGIO AND MARTHA SALVAGGIO, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOE SALVAGGIO AND MARTHA SALVAGGIO, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$698,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. United Wholesale Mortgage, LLC 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.

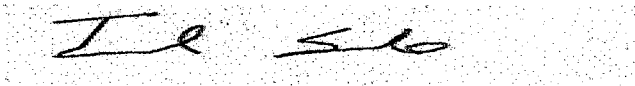
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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.

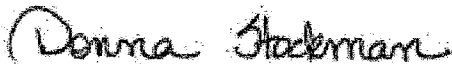
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, 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 7/10/25 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: 7/10/25

6108 BLUFF POINT DRIVE
DALLAS, TX 75248

00000010512572

00000010512572

DALLAS

EXHIBIT "A"

LOT 2, IN BLOCK 6/8190, OF PRESTONWOOD 19, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 78199, PAGE 632, MAP RECORDS OF DALLAS COUNTY,
TEXAS.

10311 KINSLOW DRIVE
DALLAS, TX 75217

2025 JUL 10 AM 11:17

00000009647710

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

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: August 05, 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 September 25, 2006 and recorded in Document CLERK'S FILE NO. 200600368373 real property records of DALLAS County, Texas, with MILDRED J GLOSSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MILDRED J GLOSSON, securing the payment of the indebtednesses in the original principal amount of \$67,991.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2019-D, MORTGAGE-BACKED SECURITIES, SERIES 2019-D 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. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

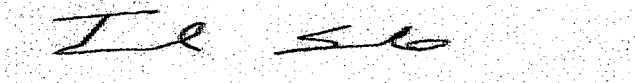


10311 KINSLOW DRIVE
DALLAS, TX 75217

00000009647710

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 ROBERT FORSTER, JEFF 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 7/10/25 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: 7/10/25

10311 KINSLOW DRIVE
DALLAS, TX 75217

00000009647710

00000009647710

DALLAS

EXHIBIT "A"

LOT 33, BLOCK B/7771, WHITE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS,
ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 71151, PAGE 49, MAP RECORDS, DALLAS COUNTY, TEXAS.

FILED

2025 JUL 10 AM 11:17

4334 SKILLMAN STREET
DALLAS, TX 75206

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

00000010074797

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE BY DEPUTY

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: August 05, 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 August 07, 1992 and recorded in Document VOLUME 92158, PAGE 0373 real property records of DALLAS County, Texas, with KAREN D. MCVEAN, A SINGLE PERSON, grantor(s) and CROSSLAND MORTGAGE COPR., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KAREN D. MCVEAN, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$44,100.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

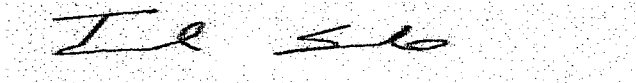


4334 SKILLMAN STREET
DALLAS, TX 75206

00000010074797

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 7/10/25 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: 7/10/25

4334 SKILLMAN STREET
DALLAS, TX 75206

00000010074797

00000010074797

DALLAS

EXHIBIT "A"

LOT FIFTEEN (15) IN BLOCK C/2953 OF CARUTH TERRACE NO. 1 ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 361, MAP RECORDS, DALLAS COUNTY, TEXAS.

FILED

2025 JUL 10 AM 11:17

4039 FAWN HOLLOW DRIVE
DALLAS, TX 75244

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

00000010284073

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE DEPUTY

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: August 05, 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 June 14, 2004 and recorded in Document VOLUME 2004118, PAGE 04175 real property records of DALLAS County, Texas, with KEVIN WILEY, A SINGLE PERSON, grantor(s) and WASHINGTON MUTUAL BANK, FA, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KEVIN WILEY, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$272,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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.

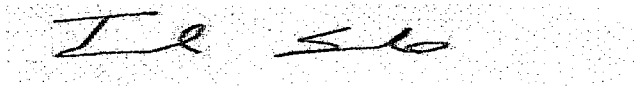
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219



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 7/10/25 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: 7/10/25

4039 FAWN HOLLOW DRIVE
DALLAS, TX 75244

00000010284073

00000010284073

DALLAS

EXHIBIT "A"

LOT 2, BLOCK D/8388, OF FIRST SECTION OF GLEN COVE EAST, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 67136, PAGE 726, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

FILED

RECORDING REQUESTED BY:

2025 JUL 10 AM 11:16

WHEN RECORDED MAIL TO:

Michelle Schwartz, Guy Wiggs, David Stockman, Donna
Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky,
Angela Cooper, Jeff Benton
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

I 1144 07

TS No TX01000033-25-1

APN 00000584593000000

TO No 250372892-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on **September 21, 2023**, **BUILDGREEN LLC, A TEXAS LIMITED LIABILITY COMPANY** as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of **DANIEL FERRETTI** as Trustee, **Center Street Lending, VIII SPE, LLC** as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of **\$850,000.00**, payable to the order of **Center Street Lending, VIII SPE, LLC** a Delaware Limited Liability Company as current Beneficiary, which Deed of Trust recorded on **September 26, 2023** as Document No. **202300197416** in **Dallas** County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

BEING LOT 2 IN BLOCK A/6411 OF ROSSER TERRACE ADDITION, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 40, PAGE 123 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

APN 00000584593000000

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Center Street Lending, VIII SPE, LLC** a Delaware Limited Liability Company, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 5, 2025 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Dallas County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **600 Commerce Street, Dallas TX 75202; 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 Court.**

TS No TX01000033-25-1

APN 00000584593000000


TO No 250372892-TX-RW1

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Center Street Lending, VIII SPE, LLC a Delaware Limited Liability Company's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Center Street Lending, VIII SPE, LLC a Delaware Limited Liability Company's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 10 day of July, 2025.


By: Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon,
Jamie Dworsky, Angela Cooper, Jeff Benton
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 8, 2023, CARLY HOO YOUNG PHU AN UNMARRIED PERSON AND CATHERINE PHU, AN UNMARRIED PERSON, executed a Deed of Trust/Security Instrument conveying to MICHAEL H PATTERSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR KIND LENDING, LLC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 202300137133 in the DEED OF TRUST OR REAL PROPERTY RECORDS of DALLAS COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 5, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 71, BLOCK A/7757, OF BROOKGREEN THREE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 69140, PAGE 1924, OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 13721 FLAGSTONE LN, DALLAS, TX 75240

Mortgage Servicer: SERVICEMAC

Noteholder: AMERIHOM MORTGAGE COMPANY, LLC
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND this 10 day of July, 2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Donna Stockman

John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Jeff Benton, Brandy Bacon, Angela Cooper, Stockman Foreclosure Services inc., Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

FILED

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

§

2025 JUL -9 PM 12:49

COUNTY OF DALLAS

§

§

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY JHS DEPUTY

WHEREAS, the property herein described is subject to the Declaration and Master Deed for Springtree Crossing Condominiums, filed on September 8, 1980, as Instrument No. 198001763042, of the Official Public Records of Dallas County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Springtree Crossing Condominium Association on July 11, 2024, September 20, 2024, and April 25, 2025, sent notice of default in payment of assessments to **JOSE L. GALLEGOS**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **JOSE L. GALLEGOS**, has continued to default in the payment of their indebtedness to Springtree Crossing Condominium Association and the same is now wholly due, and Springtree Crossing Condominium Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Springtree Crossing Condominium Association.

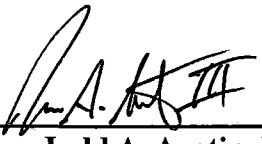
NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of August, 2025, between 10:00 a.m. and 4:00 p.m., Springtree Crossing Condominium Association will sell the herein described real estate (including any improvements thereon) at public auction at the area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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.

SIGNED: July 9, 2025.

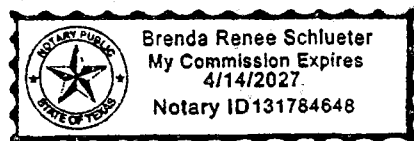
**SPRINGTREE CROSSING
CONDOMINIUM ASSOCIATION**


By: 
Judd A. Austin, III
Its: Duly Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, Duly Authorized Agent for Springtree Crossing Condominium Association, 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 therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on July 9, 2025.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr., Judd A. Austin, III, Vinay B. Patel,
Kristen Pierce, Parrish S. Nicholls, and Claudia Zissman-Monzon
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201

EXHIBIT "A"

Unit 4, Building L, of SPRINGTREE CROSSING CONDOMINIUMS, a Condominium in the City of Dallas, Texas, together with an undivided interest in the common elements according to the Declaration and Master Deed, recorded in Volume 80176, Page 328, Real Property Records of Dallas County, Texas; Amendment thereto recorded in Volume 81233, Page 2808, Real Property Records, of Dallas County, Texas and Amendment II and Supplementary to the Declaration and Master Deed recorded in Volume 82178, Page 880, Real Property Records of Dallas County, Texas. (the "Property").

FILED

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

§

COUNTY OF DALLAS

§

§

2025 JUL -9 PM 12:48

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
JAS DEPUTY

WHEREAS, the property herein described is subject to the Declaration and Master Deed for Springtree Crossing Condominiums, filed on September 8, 1980, as Instrument No. 198001763042, of the Official Public Records of Dallas County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Springtree Crossing Condominium Association on July 11, 2024, September 20, 2024, and April 24, 2025, sent notice of default in payment of assessments to **DEME RAHMETO, a single person**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **DEME RAHMETO, a single person**, has continued to default in the payment of their indebtedness to Springtree Crossing Condominium Association and the same is now wholly due, and Springtree Crossing Condominium Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Springtree Crossing Condominium Association.

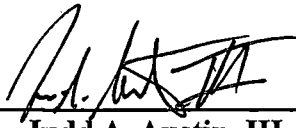
NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of August, 2025, between 10:00 a.m. and 4:00 p.m., Springtree Crossing Condominium Association will sell the herein described real estate (including any improvements thereon) at public auction at the area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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.

SIGNED: July 9, 2025.

**SPRINGTREE CROSSING
CONDOMINIUM ASSOCIATION**


By: 
Judd A. Austin, III
Its: Duly Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, Duly Authorized Agent for Springtree Crossing Condominium Association, 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 therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on July 9, 2025.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr., Judd A. Austin, III, Vinay B. Patel,
Kristen Pierce, Parrish S. Nicholls, and Claudia Zissman-Monzon
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201

EXHIBIT "A"

Unit 3, Building D, together with an undivided interest in and to the general and limited common elements, in the Springtree Crossing Condominiums Regime in the City of Dallas, Dallas County, Texas, according to Declaration recorded in Volume 80176, Page 328, Condominium Records, Dallas County, Texas. (the "Property").

NOTICE OF FORECLOSURE SALE

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.

Property: 2350 Whitewood Drive, Dallas, TX 75233

July 8, 2025

Deed of Trust: Deed of Trust, Security Agreement, Financing Statement (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: June 22, 2023

Trustee:

Sean A. Clemmensen

Address:

5345 Towne Square Drive, Suite 280
Plano, TX 75024

Substitute Trustee:

Keith Bradley

Address:

13 East Henderson Street
Cleburne, TX, 76031

Grantor: MSRP Capital Fund, LLC

Mortgagee: Lydia Barrera (hereafter "Lender")

Recording Information: Recorded at Instrument No. 202300124876 of the Official Public Records of Dallas County, Texas.

Property Address: 2350 Whitewood Drive, Dallas, TX 75233

Legal Description: Lot 8, Block 4/6038 of Kiestwood Estates, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 24, Page 193, of the Map Records of Dallas County, Texas.

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

FILED
2025 JUL -9 AM 11:54
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

Date: June 22, 2023

Original Principal Amount: \$61,400.00

Maker: MSRP Capital Fund, LLC

Lender: Lydia Barrera

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: 600 Commerce Street, Dallas, Texas, at the steps of the Dallas County Courthouse.

Sale Date: August 5, 2023

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 A.M., or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.


Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure 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.

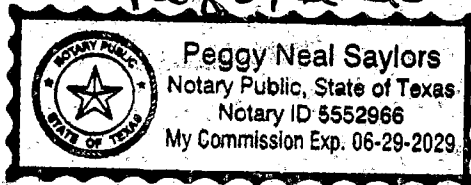
THIS DOCUMENT ASSIGNS KEITH BRADLEY AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

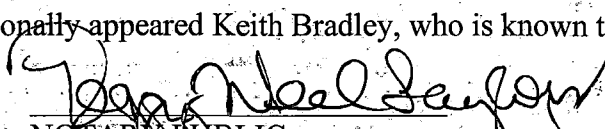

Keith Bradley, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

Before me, the undersigned authority, personally appeared Keith Bradley, who is known to me.

on July 8, 2025.




NOTARY PUBLIC

FILED

2025 JUL -9 AM 8:52

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Dallas County, Texas and more fully described as:

8110 Skillman Street #2072, Dallas, TX 75231; a/k/a

Unit 2072, Building M, and its appurtenant undivided interest in and to the general and limited common elements of Windtree Condominiums, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration recorded in Volume 80098, Page 1252, of the Condominium Records of Dallas County, Texas;

2. **Owner(s):** Sonia Arceo Serrano

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

Date: Tuesday, August 5, 2025

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Dallas County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.


The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Windtree Homeowners Association, Inc. a/k/a Windtree Condominiums for the failure of the above-referenced owner(s) to pay assessments and related charges against the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$6,083.29, as of June 20, 2025.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: June 20, 2025



Jack Manning, Casey Meyers, Lance Erickson,
Philip Traynor, Shannon Gonzales, William
"Bill" Attmore, and Ivonne Saldaña,
Attorneys & Substitute Trustees

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – Telephone
(214) 821-3800 – Facsimile

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.

FILED

2025 JUL -9 AM 8:52

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Dallas County, Texas and more fully described as:

5325 Bent Tree Forest Drive #2203, Dallas, TX 75248; a/k/a

Unit No. 2203 in Building A and its appurtenant undivided interest in and to the general and limited common elements of Parkway Quarter, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration, dated March 9, 1983, filed March 11, 1983, recorded in/under Volume 83051, Page 683 of the Real Property Records of Dallas County, Texas, when taken with all Amendments and/or Supplements thereto;

2. **Owner(s):** Faraz Hashmi

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

Date: Tuesday, August 5, 2025

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Dallas County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. Prospective bidders are strongly urged to examine the applicable property records and the law.

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Parkway Quarter Homeowners' Association, Inc. a/k/a Parkway Quarter, a Condominium for the failure of the above-referenced owner(s) to pay assessments and related charges again the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$17,128.87, as of June 25, 2025.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: June 25, 2025



Jack Manning, Casey Meyers, Lance Erickson,
Philip Traynor, Shannon Gonzales, William
"Bill" Attmore, and Ivonne Saldaña,
Attorneys & Substitute Trustees

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – Telephone
(214) 821-3800 – Facsimile

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
(Rialto / One Dallas Center)

July 11, 2025 (the "**Effective Date**")

2025 JUL 11 AM 10:18

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Notice is hereby given that a Foreclosure¹ of the Property (defined below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, August 5, 2025 (the first [1st] Tuesday of that month).

TIME OF SALE: The earliest time at which the Foreclosure will occur is **10:00 AM (Dallas County, Texas time)**. The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

PLACE OF SALE: The Foreclosure will take place at the location designated by the Commissioner's Court of Dallas County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Dallas County, Texas are typically conducted.

INDEBTEDNESS PROMPTING SALE: The Loan.²

DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE: The Deed of Trust.³

ASSUMPTIONS: Borrower assumed Original Borrower's⁴ obligations under the Loan Documents pursuant to the Assumption Agreement.⁵

PROPERTY BEING SOLD: The Property⁶, which has a street address of 350 North Saint Paul Street Dallas, Texas 75201, in Dallas County, Texas.

¹ "**Foreclosure**" means a public nonjudicial foreclosure sale, at auction.

² "**Loan**" means the debt evidenced by the Note (defined below).

"**Note**" means that certain Promissory Note, dated June 13, 2014, executed by Original Borrower (defined below), payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$34,500,000.00.

"**Original Borrower**" means St. Paul Holdings III, L.P., a Texas limited partnership.

"**Original Noteholder**" means Barclays Bank PLC.

³ "**Deed of Trust**" means that certain Leasehold-In Part and Fee-In Part Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated effective June 13, 2014, executed and delivered by Original Borrower, as grantor, to Nicholas M. Pyka, as trustee for the benefit of Original Noteholder, as beneficiary, recorded as Instrument No. 201400150243 in the Real Property Records in Dallas County, Texas, covering, among other things, the Property.

⁴ "**Original Borrower**" means St. Paul Holdings III, L.P., a Texas limited partnership.

⁵ "**Assumption Agreement**" means that certain Assumption Agreement, dated December 7, 2015, entered into by and between, among other parties, Original Borrower and Borrower (defined below) and recorded as Document No. 201500323170 in the Real Property Records in Dallas County, Texas.

"**Borrower**" means Bryan Street Office, L.P., a Delaware limited partnership.

⁶ "**Property**" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 350 North Saint Paul Street, Dallas, Texas 75201, in Dallas County, Texas, and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by reference.

ASSIGNMENTS/TRANSFERS; NOTEHOLDER: Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,⁷ Noteholder⁸ is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Dallas County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Danny Ornstein with Noteholder (at the telephone number provided below) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

TEXAS PROPERTY CODE § 51.0025 NOTICE: Noteholder is currently acting by and through its manager Rialto Capital Advisors, LLC, and may be contacted at c/o Rialto Capital Advisors, LLC, 200 S Biscayne Blvd. Suite 3550, Miami, Florida 33131, Attention: Danny Ornstein, (305) 485-3756 (telephone).

ACTIVE MILITARY DUTY NOTICE: To 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.

SUBSTITUTE TRUSTEES: Pursuant to the Appointment,⁹ the Substitute Trustees¹⁰ were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

The Note matured on July 6, 2024. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

⁷ "**Loan Documents**" means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust, the Assumption Agreement, and any and all other documents executed in connection therewith and/or relating in any way thereto.

Loan Agreement" means that certain Loan Agreement, dated June 13, 2014, entered into by and between Original Borrower and Original Noteholder.

⁸ "**Noteholder**" means RSS JPMBB2014-C21 - TX BSO, LLC, a Texas limited liability company.

⁹ "**Appointment**" means that certain Appointment of Substitute Trustees and Request to Act, dated July 1, 2025 recorded as Instrument No. 202500138402 in the Real Property Records in Dallas County, Texas.

¹⁰ "**Substitute Trustees**" means each of the following:

Katrishia Harris, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street Suite 1500, Dallas, Texas 75201, (214) 969-1518 (telephone), Katrishia.Harris@hklaw.com (email).

Brandon L. King, Esq. of Travis County, Texas, Holland & Knight LLP, 98 San Jacinto Boulevard, Suite 1900, (512) 469-6126 (telephone), Brandon.King@hklaw.com (email).

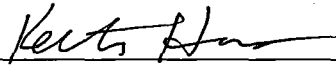
Sam Murphy, Esq. of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street Suite 1500, Dallas, Texas 75201, (214) 969-2523 (telephone), Sam.Murphy@hklaw.com (email).

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property.. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

[signature page follows]

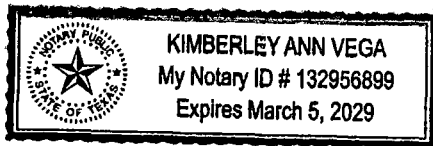
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

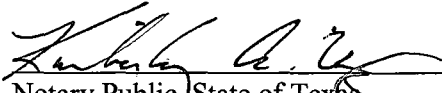
By: 
Name: Katrisha Harris, Esq.
Title: Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on July 11, 2025, by Katrisha Harris, Esq., as substitute trustee, in the capacity herein stated.

[SEAL]




Notary Public, State of Texas

Securitization: JPMBB 2014-C21
Rialto Loan No.: 883100253
Borrower: Bryan Street Office, L.P.
Property: 350 North Saint Paul Street, Dallas, Texas 75201 (One Dallas Center)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

EXHIBIT "A"

to
Notice of Substitute Trustee's Sale

Real Property

Legal description of the land:

TRACT 1: (Office Condo)

Being the Office Unit of One Dallas Condominium, a Condominium regime in the City of Dallas, Dallas County, Texas, according to the Declaration filed for record on December 19, 2013, and recorded under Clerk's File No. 201300382480, together with an undivided percentage interest in the General Common Elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration.

TRACT 2 (Parking Garage - Leasehold - to be created at closing)

Leasehold interest created by Parking Lease for parking garage over and across the following described land, hereinafter referred to as the "Parking Garage", said land encompassing the following land described as Tract 2 Parcels 1, 2, 3, 4, 5, 6, 7, 8 and 9 as follows

(Tract 2 Parcel 1)

BEING a tract of land situated in the John Grigsby Survey, Abstract No 495 and being located in City of Dallas Block 2/243 Dallas County, Texas, and being a part of a tract of land described in deed to ONE DALLAS CENTRE ASSOCIATES, L.P, a Delaware limited partnership, by Special Warranty Deed and Assignment of Leases as recorded in Volume 97245, Page 799, Deed Records, Dallas County, Texas (D.R.D.C.T.), and by Quitclaim Deed and Assignment of Leases as recorded in Volume 97245, Page 827, D.R.D.C.T., and by Quitclaim Deed and Quitclaim Assignment of Leases as recorded in Instrument Number 20070187079, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and by Special Warranty Deed and Assignment of Leases as recorded in instrument Number 20070187078, O.P.R.D.C.T., and by Substitute Trustee's Deed and Assignment of Ground Lease to Quality Properties Asset Management Company, an Illinois corporation, as recorded in Instrument Number 201100233068, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the northeast line of St. Paul Street (60 feet wide) and the northwest line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 88.45 feet to a found "X" cut for corner;

THENCE North 44 degrees 41 minutes 38 seconds West, departing said northwest line, a distance of 7.00 feet to a found "X" cut for the POINT OF BEGINNING;

THENCE North 44 degrees 41 minutes 38 seconds West, a distance of 85.62 feet to a P. K. nail set for corner;

THENCE North 45 degrees 15 minutes 14 seconds East, a distance of 136.78 feet to a found "X" cut for corner;

THENCE South 44 degrees 42 minutes 46 seconds East, a distance of 85.81 feet to a point for a corner;

THENCE South 45 degrees 20 minutes 00 seconds West, 136.80 feet to the POINT OF BEGINNING.

(TRACT 2 - PARCEL 2) (AIR RIGHTS OVER FEDERAL) (7')

ALL rights in and to the air space over the hereinafter described 7 foot strip above the vertical clearance height of 15 feet (15') 6 inches (6") over the crown of the 40 foot portion of Federal Street described as Tract 2 Parcel 3

EXHIBIT "A"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

below for a distance of 136.80 feet, the said 7 foot strip of land over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract, or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Block 2/243, Official City numbers, and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the northeast line of St. Paul Street (60 feet wide) and the northwest line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 88.45 feet to a found "X" cut for the POINT OF BEGINNING;

THENCE North 44 degrees 41 minutes 38 seconds West, departing said northwest line, a distance of 7.00 feet to a found "X" cut for a corner;

THENCE North 45 degrees 20 minutes 00 seconds East, a distance of 136.80 feet to a found "X" cut for corner;

THENCE South 44 degrees 42 minutes 46 seconds East, a distance of 7.00 feet to a point for corner in the northwest line of Federal Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said northwest line, a distance of 136.80 feet to the POINT OF BEGINNING.

(TRACT 2 - PARCEL 3) (AIR RIGHTS OVER FEDERAL)

THE northwest one-half of all air space and air rights above the vertical clearance height of 15 feet (15') six inches (6") over the crown of the hereinafter described portion of Federal Street in Dallas, Dallas County, Texas, between Harwood Street and St Paul Street, for a distance of 136.80 feet the portion of Federal Street over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Federal Street between Blocks 244 and 2/243, Official City Numbers, and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the northeast line of St. Paul Street (60 feet wide) and the northwest line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 88.45 feet to the POINT OF BEGINNING;

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 136.80 feet to a point for corner;

THENCE South 44 degrees 42 minutes 46 seconds East, departing said northwest line, a distance of 40.00 feet to a point in the southeast line of said Federal Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said southeast line, a distance of 136.80 feet to a point for corner;

THENCE North 44 degrees 41 minutes 38 seconds West, departing said southeast line, a distance of 40.00 feet

EXHIBIT "A"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

to the POINT OF BEGINNING.

(TRACT 2 - PARCEL 4)

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495 and being located in City of Dallas Blocks 2/243 and 244, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point at the intersection of the northwest line of Bryan Street (70 feet wide) and the northeast line of St. Paul Street (60 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 89.65 feet to the POINT OF BEGINNING;

THENCE North 44 degrees 41 minutes 38 seconds West, departing said northwest line, a distance of 151.00 feet to a point for corner, said point being in the southeast line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said southeast line, a distance of 91.80 feet to a point for corner;

THENCE South 44 degrees 42 minutes 46 seconds East, departing said southeast line, a distance of 151.00 feet to a point for corner, said point being in said northwest line of Bryan Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said northwest line, a distance of 91.85 feet to the POINT OF BEGINNING.

(TRACT 2 - PARCEL 5) (AIR RIGHTS OVER FEDERAL)

THE most southerly 67.10527% of the southeast one-half of all air space and air rights above the vertical clearance height of 15 feet (15') 6 inches (6") over the crown of the hereinafter described portion of Federal Street in Dallas, Dallas County, Texas between Harwood Street and St. Paul Street, for a distance of 136.80 feet the portion of Federal Street over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Federal Street between Blocks 244 and 2/243, Official City numbers, and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the northeast line of St. Paul Street (60 feet wide) and the northwest line of Federal Street (40 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 88.45 feet to the POINT OF BEGINNING;

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 136.80 feet to a point for corner;

THENCE South 44 degrees 42 minutes 46 seconds East, departing said northwest line, a distance of 40.00 feet to a point for corner, said point being in the southeast line of said Federal Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said southeast line, a distance of 136.80 feet to a point for corner;

EXHIBIT "A"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

THENCE North 44 degrees 41 minutes 38 seconds West, departing said southeast line, a distance of 40.00 feet to the POINT OF BEGINNING.

(TRACT 2 - PARCEL 6) (AIR RIGHTS OVER BRYAN-SKYBRIDGE)

THE most southerly 67.10527% of the northwest one-half of all air space and air rights above the vertical clearance height 15 feet (15') six inches (6") over the crown of the hereinafter described portion of Bryan Street in Dallas, Dallas County, Texas, between Harwood Street and St. Paul Street, for a distance of 136.80 feet, the portion of Bryan Street over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract, or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Bryan Street between Blocks 244 and A/478 Official City Numbers, and being more particularly described as follows:

COMMENCING at a point at the intersection of the northwest line of Bryan Street (70 feet wide) and the northeast line of St. Paul Street (60 feet wide);

THENCE North 45 degrees 20 minutes 00 seconds East, along said northwest line, a distance of 89.53 feet to a found P.K. nail for the POINT OF BEGINNING;

THENCE North 45 degrees 20 minutes 00 seconds East, continuing along the northwest line of Bryan Street, a distance of 136.97 feet to a set "X" for corner;

THENCE South 44 degrees 40 minutes 00 seconds East, departing said northwest line, a distance of 70.00 feet to a set "X" cut for corner in the southeast line of Bryan Street;

THENCE South 45 degrees 20 minutes 00 seconds West, along said southeast line, a distance of 136.80 feet to a set "X" cut for corner;

THENCE North 44 degrees 40 minutes 00 seconds West, departing said southeast line, a distance of 70.00 feet to the POINT OF BEGINNING;

SAVE AND EXCEPT any portion not occupied by the pedestrian passageway.

(TRACT 2 - PARCEL 7)

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495 and being located in City of Dallas Block 244, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point at the intersection of the Northwest line of Bryan Street (70 feet wide) and the Southwest line of Harwood Street (60 feet wide);

THENCE S 45° 20' 00" W, along said Northwest line, a distance of 134.00 feet to the Point of Beginning;

THENCE S 45° 20' 00" W, continuing along said Northwest line, a distance of 45.00 feet to a point for corner;

THENCE N 44° 42' 46" W, departing said Northwest line, a distance of 151.00 feet to a point for corner, said point being in the Southeast line of Federal Street (40 feet wide);

THENCE N 45° 20' 00" E, along said Southeast line, a distance of 45.00 feet to a point, for corner;

EXHIBIT "A"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

THENCE S 44° 42' 46" E, departing said Southeast line, a distance of 151.00 feet to the Point of Beginning.

(TRACT 2 - PARCEL 8) (AIR RIGHTS OVER FEDERAL)

THE most northerly 32.894730% of the southeast one-half of all air space and air rights above the vertical clearance height of 15 feet 6 inches (15' 6") over the crown of the hereinafter described portion of Federal Street in Dallas, Dallas County, Texas, between Harwood Street and St. Paul Street, for a distance of 136.80 feet, the portion of Federal Street over which said 136.80 feet of air space is located being more particularly described as follows:

ALL that certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Federal Street between Blocks 244 and 2/243, Official City Numbers, and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the Northeast line of St. Paul Street (60 feet wide) and the Northwest line of Federal Street (40 feet wide);

THENCE N 45° 20' 00" E, along said Northwest line, a distance of 88.45 feet to the Point of Beginning;

THENCE N 45° 20' 00" E, along said Northwest line, a distance of 136.80 feet to a point for corner;

THENCE S 44° 42' 46" E, departing said Northwest line, a distance of 40.00 feet to a point in the Southeast line of said Federal Street;

THENCE S 45° 20' 00" W, along said Southeast line, a distance of 136.80 feet to a point for corner;

THENCE N 44° 41' 38" W, departing said Southeast line, a distance of 40.00 feet to the Point of Beginning.

(TRACT 2 - PARCEL 9) (AIR RIGHTS OVER BRYAN-SKYBRIDGE)

THE most northerly 32.39473% of the northwest one-half of all air space and air rights above the vertical clearance height 15 feet 6 inches (15' 6") over the crown of the hereinafter described portion of Bryan Street in Dallas, Dallas County, Texas, between Harwood Street and St. Paul Street, for a distance of 136.80 feet, the portion of Bryan Street over which said 136.80 feet of air space is located being more particularly described as follows:

All that certain lot, tract, or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described as follows:

BEING a part of Bryan Street between Blocks 244 and A/478, Official City Numbers, and being more particularly described as follows:

COMMENCING at a point at the intersection of the Northwest line of Bryan Street (70 feet wide) and the Northeast line of St. Paul Street (60 feet wide);

THENCE N 45° 20' 00" E, along said Northwest line, a distance of 89.53 feet to a found P.K. nail for the Point of Beginning;

THENCE N 45° 20' 00" E, continuing along the Northwest line of Bryan Street, a distance of 136.80 feet to a set "X" for corner;

THENCE S 44° 40' 00" E, departing said Northwest line, a distance of 70.00 feet to a set "X" cut for corner in the southeast line of Bryan Street;

THENCE S 45° 20' 00" W, along said Southeast line, a distance of 136.80 feet to a set "X" cut for corner;

THENCE N 44° 40' 00" W, departing said Southeast line, a distance of 70.00 feet, to the Point of Beginning;

SAVE AND EXCEPT any portion not occupied by the pedestrian passageway.

EXHIBIT "A"

Securitization: JPMBB 2014-C21

Rialto Loan No.: 883100253

Borrower: Bryan Street Office, L.P.

Property: 350 North Saint Paul Street Dallas, Texas 75201 (One Dallas Center)

Xarmic Enterprises Solo 401k Trust, Noteholder
August REI, LLC, Loan Servicing Company
Dill Law Firm, PLLC (hereinafter "Attorney")

Jesus Antonio Osorio-Mejia
J. Jesus Rodriguez Vega
Maria DeJesus Rodriguez-Leon
1343 Templecliff
Dallas, TX 75217

Sent via regular mail and CMRR # 9589 0710 5270 2952 5480 26 on 07/11/2025

FILED

2025 JUL 11 AM 9:14

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MY DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Jesus Antonio Osorio-Mejia, J. Jesus Rodriguez Vega and Maria DeJesus Rodriguez-Leon executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201400078555, to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 5th day of August, 2025

Time: The sale shall begin no earlier than 10 AM or no later than three hours thereafter.

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

2. Property to be Sold:

BEING LOT 10, BLOCK9/6236, OF PIEDMONT PARK ADDITION, 3RD SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 27, PAGE 175, MAP RECORDS, DALLAS COUNTY, TEXAS

3. Name and Address of Sender of Notice:

Dill Law Firm, PLLC, Sarah Dill, 3206 E Richardson Rd., Suite G, Edinburg, TX 78542.

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.

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

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

Dill Law Firm PLLC



Sarah Dill, Monica Medrano Castillo, Patricia
Medrano-Lowe, Stephanie Walker or Denyse Crews
Substitute Trustee(s)
3206 E Richardson Rd., Suite G
Edinburg, Texas 78542
(956) 254-0722

Notice of Trustee's Sale

Date: July 10, 2025

Trustee: Kim R. Thorne or Michael L. Skinner

Trustee's Address: 123 W. Main St, 3rd Floor, Grand Prairie, Dallas County, TX 75050

Mortgagee: Juana de Dios Rio Quintanilla

Mortgagee's Address: 902 Belvedere Drive, Arlington, Tarrant County, TX 76010

Note: \$63,000.00

Deed of Trust

Date: February 27, 2018

Grantor: Nely Banegas and Antonio Hernandez

Mortgagee: Juana de Dios Rio Quintanilla

Recording information: Vendor's Lien retained in Deed filed as Document Number 201800053340 in the Official Public Records of Dallas County, Texas; Deed of Trust filed as Document Number 201800053341 in the Official Public Records of Dallas County, Texas.

Property: LOT 1, BLOCK 18/3688, OF TRINITY HEIGHTS NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 483, MAP RECORDS, DALLAS COUNTY, TEXAS. THE PROPERTY ADDRESS IS 2500 HARLANDALE AVE, DALLAS, TEXAS 75216-3131

County: Dallas

Date of Sale (first Tuesday of month): August 5, 2025

Time of Sale: 10:00 a.m. – 1:00 p.m.

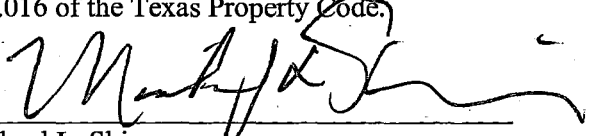
Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

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.

Kim R. Thorne is the Trustee under the Deed of Trust. Mortgagee has appointed Michael L. Skinner as an additional Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


Michael L. Skinner
Thorne & Skinner
123 W. Main St, 3rd Floor
Grand Prairie, TX 75050
972.264.1614

FILED
2025 JUL 11 AM 11:28
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

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

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

WHEREAS, on the 27th day of January, 2025, a Notice of Lien was filed of record at Document No. 202500015603, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing **KAYVON KARIMI and HAIDEH KARIMI**, the present owners of said real property, to Woodhaven Condominiums Homeowners Association, Inc. (the "Association"); and

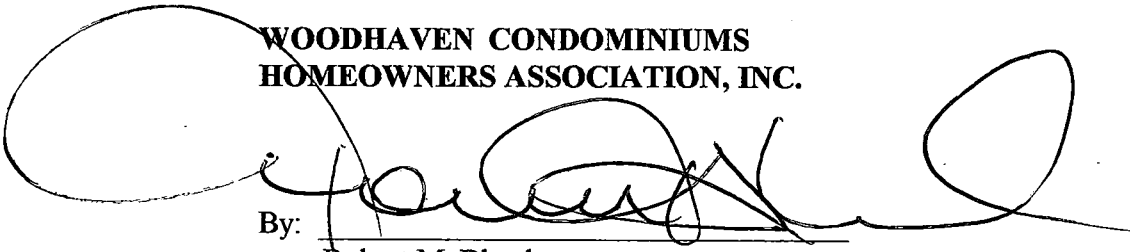
WHEREAS, the said **KAYVON KARIMI and HAIDEH KARIMI** have continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present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

NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of August, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

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

Witness my hand this 9th day of July, 2025

**WOODHAVEN CONDOMINIUMS
HOMEOWNERS ASSOCIATION, INC.**

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

This notice was posted by me on the 9th day of July, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

FILED
2025 JUL -9 PM 2:52
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

SIGNATURE

Printed Name

EXHIBIT "A"

Being Unit No. 1307, in Building 13, and an undivided 0.49% interest in and to the general and limited common elements of Woodhaven Condominiums, A Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration, recorded in Volume 82164, Page 2430, Condominium Records, Dallas County, Texas, when taken with all Amendments and/or Supplements thereto; and having the street address of 5981 Arapaho Road, #1307, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN SALE

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 6th day of June, 2025, a Notice of Lien was filed at Document 202500117530, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **DARTEX HOLDINGS CORPORATION**, the present owner of said real property, to Holly Oaks Townhomes Association (the "Association"); and

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

NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of August, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

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

Witness my hand this 9th day of July, 2025.

HOLLY OAKS TOWNHOMES ASSOCIATION

By: 

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

This notice was posted by me on the 9th day of July, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

FILED

2025 JUL -9 PM 2:55
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

EXHIBIT "A"

Unit No. 29, in Building D, together with its undivided interest in the appurtenant common elements of HOLLY OAKS TOWNHOMES, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration, recorded in Volume 79179, Page 1377, Condominium Records of Dallas County, Texas.

More commonly known as 7522 Holly Hill Dr, Bldg D unit 29 Dallas, TX 75231.