

## **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.: 131512-TX

Date: July 9, 2025

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: NANETTE C. LEE AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: CTX MORTGAGE COMPANY

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR  
RCF 2 ACQUISITION TRUST

MORTGAGE SERVICER: Selene Finance

DEED OF TRUST DATED 11/4/1998, RECORDING INFORMATION: Recorded on 11/10/1998, as Instrument  
No: 363882 in Book 98221 Page 5870 and later modified by a loan modification agreement recorded as Instrument  
201900251684 on 09/20/2019

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 14, BLOCK C/1521, OF PARKWOOD  
TOWNHOMES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING  
TO THE PLAT THEREOF RECORDED IN VOLUME 95183, PAGES 5248, OF THE MAP 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.

Selene Finance is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST who  
is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Selene Finance, as  
Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST  
c/o Selene Finance  
3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, Texas 75019

2025 JUL 14 PM 12:56

Page 1 of 2



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AP NOS/SOT 08212019

Matter No.: 131512-TX

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.

**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 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 FORECLOSURE SALE

### Deed of Trust:

Dated: January 14, 2025  
Grantor: DMANI GROUP LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company  
Lender: Capital Fund I, LLC, an Arizona limited liability company  
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company  
Recorded: **Instrument #2025-202500015115**, recorded on January 24, 2025, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas  
Secures: **Promissory Note** ("Note") in the original principal amount of \$306,000.00, executed by DMANI GROUP LLC, AN ARIZONA LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender  
Maturity Date: January 1, 2026

### Legal Description:

Being Lot 4, Block 16/7487, of Lakeland Hills, Second Installment, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 48, Page 25, Map Records, Dallas County, Texas.

; and more commonly known as **11211 Pelican Dr, Dallas, Texas 75238**

### FORECLOSURE SALE:

Date: **Tuesday, August 5, 2025**  
Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.

Place: **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 COMMISSIONERS COURT**

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

Substitute Trustee: Bennett M. Wyse, Ted Gambordella, 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, AND/OR Jeff Benton

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

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

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

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

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

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

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

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

**SUBSTITUTE TRUSTEE:**

By: 

Ted Gambordella, Substitute Trustee

5910 N Central Expy, Suite 920

Dallas, Texas 75206

Tel. (214) 473-5551

Fax. (214) 540-9333

Tgambordella@prattaycock.com

**NOTICE OF FORECLOSURE SALE**

2025 JUL 14 PM 12:57

**Deed of Trust:**

Dated: September 11, 2023  
Grantor: AMPLE COMMERCIAL CAPITAL, LLC  
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company  
Lender: Capital Fund I, LLC, an Arizona limited liability company  
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company  
Recorded: **Instrument #2023-202300184929**, recorded on September 12, 2023, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas  
Secures: **Promissory Note ("Note")** in the original principal amount of \$165,000.00, executed by AMPLE COMMERCIAL CAPITAL, LLC ("Borrower") and payable to the order of Lender  
Maturity Date: September 1, 2024

**Legal Description:**

**A TRACT OF LAND SITUATED IN THE SOLOMAN SILKWOOD SURVEY, ABSTRACT NO. 1345, DALLAS COUNTY, TEXAS, BEING PART OF CITY BLOCK 7070, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**BEGINNING AT A POINT IN THE SOUTH LINE OF ROCHESTER STREET, A (50' R.O.W.), SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT, BY DEED RECORDED IN INSTRUMENT NO. 201700338125, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JENNIFER VEGA ALMAGUER, BY DEED RECORDED IN INSTRUMENT NO. 202000080251, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, A 1/2" CAPPED IRON ROD FOUND FOR CORNER;**

**THENCE: EAST, WITH THE SAID SOUTH LINE OF ROCHESTER STREET, A DISTANCE OF 33.30 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RUTH HARDEMON, BY DEED RECORDED IN VOLUME 71142, PAGE 250, DEED RECORDS, DALLAS COUNTY. TEXAS, A 1/2" CAPPED IRON ROD SET FOR CORNER;**

**THENCE: SOUTH 00 DEG. 56 MIN. 02 SEC. WEST, WITH THE WEST LINE OF SAID HARDEMON TRACT, A DISTANCE OF 127.50 FEET TO A POINT IN THE NORTH LINE OF CITY OF DALLAS SOUTHEAST OPERATIONS CENTER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID HARDEMON TRACT, A 1/2" CAPPED IRON ROD SET FOR CORNER:**

**THENCE: WEST, WITH THE NORTH LINE OF SAID CITY OF DALLAS SOUTHEAST OPERATIONS CENTER, A DISTANCE OF 33.30 FEET TO THE SOUTHEAST**



**CORNER OF SAID DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT, A 1/2" CAPPED IRON ROD FOUND FOR CORNER,**

**THENCE: NORTH 00 DEG. 56 MIN. 02 SEC. EAST, WITH THE EAST LINE OF SAID DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT, A DISTANCE OF 127.50 FEET TO THE PLACE OF BEGINNING.**

**; and more commonly known as 3002 Rochester St, Dallas, Texas 75215**

**FORECLOSURE SALE:**

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

**Time:** The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.

**Place:** 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 COMMISSIONERS COURT

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

**Substitute Trustee:** Bennett M. Wyse, Ted Gambordella, 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, AND/OR Jeff Benton

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

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

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

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

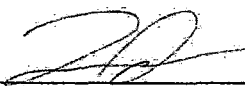
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

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

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

**SUBSTITUTE TRUSTEE:**

By:   
Ted Gambordella, Substitute Trustee  
5910 N Central Expy, Suite 920  
Dallas, Texas 75206  
Tel. (214) 473-5551  
Fax. (214) 540-9333  
Tgambordella@prattaycock.com

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

Date: July 14, 2025  
Substitute Trustee: **Thomas K. Broder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Carol Dunmon, Payton Hreha**  
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 \$100,000.00  
Deed of Trust:

Date: October 6, 2023.  
Grantor: **Jessica Galarza and Santos Galarza, individuals**  
Lender: CrossTimbers Capital, Inc.  
Recording Information: Instrument Number 202300208445

FILED  
2025 JUL 15 AM 9:49  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

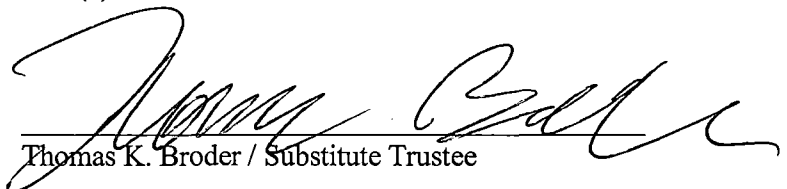
**Property:**

Lot 5, Block C/6086, of HONEY CREST HEIGHTS ADDITION, an addition to the City of Dallas County, Texas, according to the map or plat of record in Volume 4, Page 207, of the Map Records, Dallas County, Texas.  
commonly known as 2421 Skylark Drive, 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 Court 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, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Michelle Schwartz, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Carol Dunmon, Payton Hreha** 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

**NOTICE OF FORECLOSURE SALE**

2025 JUL 14 PM 12:57

**Deed of Trust:**

Dated: February 29, 2024  
Grantor: TSALACH REALTY INVESTMENTS IV, LLC  
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company  
Lender: Capital Fund I, LLC, an Arizona limited liability company  
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company  
Recorded: Instrument #2024-202400048697, recorded on March 11, 2024, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas  
Secures: Promissory Note ("Note") in the original principal amount of \$140,000.00, executed by TSALACH REALTY INVESTMENTS IV, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender  
Maturity Date: February 1, 2025

**Legal Description:**

**LOT 20, BLOCK 8621, BERRIES ACRES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 69238, PAGE 1695, MAP RECORDS, DALLAS, COUNTY, TEXAS.; and more commonly known as 4338 VANDEVORT DR., DALLAS, TX 75216**

**FORECLOSURE SALE:**

Date: Tuesday, August 5, 2025  
Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.  
Place: ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR IF THE PRECEDING AREA IS LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT  
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



Substitute Trustee: **Bennett M. Wyse, Ted Gambordella, 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, AND/OR Jeff Benton**

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

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

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

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

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

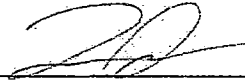
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED**

**HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.**

**SUBSTITUTE TRUSTEE:**

By: \_\_\_\_\_



Ted Gambordella, Substitute Trustee  
5910 N Central Expy, Suite 920  
Dallas, Texas 75206  
Tel. (214) 473-5551  
Fax. (214) 540-9333  
Tgambordella@prattaycock.com

**NOTICE OF FORECLOSURE SALE**

2025 JUL 14 PM 12:58

**Deed of Trust:**

Dated: February 21, 2024  
Grantor: TEXAN MODERN PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY  
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company  
Lender: Capital Fund I, LLC, an Arizona limited liability company  
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company  
Recorded: **Instrument #202400042973**, recorded on March 3, 2024, in the official Real Property (Deed) Records of Dallas County, Texas  
Secures: **Promissory Note** ("Note") in the original principal amount of \$660,000.00, executed by TEXAN MODERN PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender  
Maturity Date: February 1, 2025

JOHN F. WARREN  
COUNTY CLERK

BY \_\_\_\_\_ DEPUTY

**Assignment of  
Deed of Trust:**

Dated: April 11, 2024  
Recorded: **Instrument #202400074396**, recorded April 15, 2024, in the official Real Property (Deed) Records of Dallas County, Texas  
Assignor: Capital Fund I, LLC, an Arizona limited liability company  
Assignee: Capital Fund REIT, LLC, an Arizona limited liability company  
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company

**Legal Description:**

**BEING LOT 204, BLOCK 4/6442, OF PARK FOREST ADDITION, INSTALLMENT NO. 2, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 37, PAGE 169, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; and more commonly known as 3658 Mid Pines Dr, Dallas, Texas 75229.**

**FORECLOSURE SALE:**

Date: **Tuesday, August 5, 2025**  
Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.  
Place: **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 COMMISSIONERS COURT

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

**Substitute Trustee:** Bennett M. Wyse, Ted Gambordella, 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, and/or Jeff Benton

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

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

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

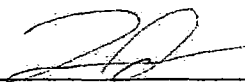
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

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

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

**SUBSTITUTE TRUSTEE:**

By:   
Ted Gambordella, Substitute Trustee  
5910 N Central Expy, Suite 920  
Dallas, Texas 75206  
Tel. (214) 473-5551  
Fax. (214) 540-9333  
Tgambordella@prattaycock.com

FILED

## NOTICE OF FORECLOSURE SALE

2025 JUL 14 PM 12:58

### Deed of Trust:

Dated: September 22, 2022  
Grantor: PEOPLE PRIORITY SOLUTIONS, LLC, a Texas Limited Liability Company  
Trustee: Matthew C. Aycock  
Lender: CR LENDING, LLC, a Texas Limited Liability Company, as to an undivided 100% interest  
Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company  
Recorded: Instrument #202200255005, recorded on September 26, 2022, in the official Real Property (Deed) Records of Dallas County, Texas  
Secures: Promissory Note ("Note") in the original principal amount of \$180,000.00, executed by Lawrence Montrel Fuller a/k/a Lawrence Montrel Fuller III, Manager of and on behalf of PEOPLE PRIORITY SOLUTIONS, LLC ("Borrower") and payable to the order of Lender  
Maturity Date: March 22, 2023

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

### Legal Description:

LOT 7, BLOCK A/1955, HAMILTON'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 150, MAP RECORDS OF DALLAS COUNTY, TEXAS; and commonly known as 2726 Carpenter Ave, Dallas, DALLAS County, Texas 75215

### Substitute Trustee(s):

Bennett M. Wyse, Ted Gambordella, 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, and/or Jeff Benton

### FORECLOSURE SALE:

Date: Tuesday, August 5, 2025  
Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.  
Place: 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 DALLAS COUNTY COMMISSIONERS  
COURT

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

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

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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED**

**HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.**

**SUBSTITUTE TRUSTEE:**



---

Bennett M. Wyse, Substitute Trustee  
Texas State Bar No. 24008315  
**PRATT AYCOCK, LTD.**  
5910 N. Central Expwy, Suite 920  
Dallas, Texas 75206  
Office Tel: 469-807-3043  
Alt. Tel: 214-473-5551  
Email: bwyse@prattaycock.com

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.

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF DALLAS

§

§

Date: July 15, 2025

Borrower: ONE TURTLE CREEK HOLDINGS LLC, a Texas limited liability company

Borrower's Address: ONE TURTLE CREEK HOLDINGS LLC  
4950 Westgrove Drive, Suite 105  
Dallas, Texas 75248  
Attention: Paul S. Cheng

Holder: DOF II – DALLAS TURTLE CREEK SENIOR LLC, a Delaware limited liability company

Holder's Address: DOF II – DALLAS TURTLE CREEK SENIOR LLC  
c/o BH3 Management, LLC  
819 NE 2nd Avenue, Suite 500 Fort Lauderdale, Florida 33304  
Attn: Legal Department

Mortgage Servicer: DOF II – DALLAS TURTLE CREEK SENIOR LLC, a Delaware limited liability company

Mortgage Servicer's Address: DOF II – DALLAS TURTLE CREEK SENIOR LLC  
c/o BH3 Management, LLC  
819 NE 2nd Avenue, Suite 500 Fort Lauderdale, Florida 33304  
Attn: Legal Department

Substitute Trustees: Jay L. Krystinik, Keith Aurzada, Brian C. Mitchell, Clark A. Donat, Michael P. Cooley, Bradley Purcell, Dylan Ross, and Haley Bray, and each of them acting alone

Substitute Trustees' Address: c/o Reed Smith LLP  
2850 N. Harwood Street, Suite 1500  
Dallas, Texas 75201  
(469) 680-4200

FILED  
25 JUL 15 PM 12:50  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

Deed of Trust: CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF  
LEASES AND RENTS, SECURITY AGREEMENT AND  
FIXTURE FILING

Date: as of November 3, 2023

Grantor: ONE TURTLE CREEK HOLDINGS LLC, a Texas limited  
liability company

Original Lender: KC TURTLE CREEK LENDER LLC, a New York limited  
liability company

Trustee: CHARLES E. KRAMER

Secures: The loan in the original principal amount of \$56,000,000.00  
evidenced by those certain Constroction Promissory Note (A-1)  
and Construction Promissory Note (A-2), each in the amount  
of \$28,000,000.00 and dated as of November 3, 2023, executed  
by Grantor and made payable to the order of Original Lender  
(as amended, restated, replaced, supplemented, endorsed,  
assigned, or otherwise modified from time to time, the  
“Note”), which is currently held by Holder

Recording: Recorded November 3, 2023, in the Real Property Records of  
Dallas County, Texas (the “Records”), as Instrument Number  
202300225402, as assigned to Holder pursuant to that certain  
Assignment of Deed of Trust dated July 14, 2025 and recorded  
July 15, 2025 in the Records as Instrument Number  
202500146633.

Property: All real property, improvements and personal property  
described as collateral in the Deed of Trust; the legal  
description of the real property is also, for the sake of  
convenience only, described on Exhibit A attached hereto and  
made a part hereof for all purposes; however, the description of  
the real property, improvements and personal property in the  
Deed of Trust will control to the extent of any conflict or any  
deficiency in such description contained in this instrument, it  
being the intent that the “Property”, for all purposes hereof,  
means all property, real, personal, tangible and intangible,  
which constitutes collateral under, and described in, the Deed  
of Trust.

Foreclosure Sale

Date of Sale: August 5, 2025

Time of Sale:

The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m. and the sale will begin within three hours thereafter.

Place of Sale:

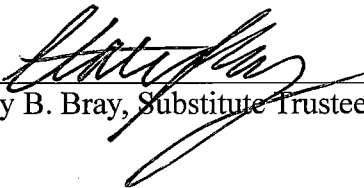
The sale will take place on the north side of the George Allen Courthouse, facing Commerce Street, below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Holder has appointed Jay L. Krystinik, Keith Aurzada, Brian C. Mitchell, Clark A. Donat, Michael P. Cooley, Bradley Purcell, Dylan Ross, and Haley Bray, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

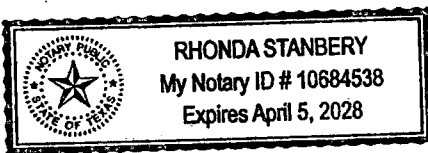
Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" pursuant to section 51.009 of the Texas Property Code and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

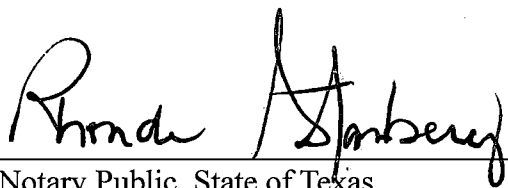
IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 15<sup>th</sup> day of July 2025.

  
Haley B. Bray, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on this 15th day of July 2025, by Haley B. Bray, as Substitute Trustee.

[SEAL]   
My Commission Expires:  
4 / 5 / 2028

  
Notary Public, State of Texas  
Rhonda Stanbery  
Printed Name of Notary

After filing return to:

Reed Smith LLP  
599 Lexington Avenue  
New York, New York 10022  
Attn: Michael S. Estreicher, Esq.

**EXHIBIT A**

**Description of Premises**

Lot 24, Block A/1030, Hood Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded under Clerk's File No. 201900086456, Plat Records, Dallas County, Texas.

Inspira Financial Trust LLC Custodian FBO Steven Glasgow IRA 4490931, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

FILED  
2025 JUL 15 PM 12:30

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

Emerson Emmanuel Garcia Pleitez  
Marilu Luna Garcia  
1418 Exeter Dr., Dallas, TX 75216

Sent via first class mail and CMRR # 9489 0178 9820 3039 9612 17 on 07.15.2025

### NOTICE OF TRUSTEE'S SALE

WHEREAS Emerson Emmanuel Garcia Pleitez and Marilu Luna Garcia 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 201700307788, 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 6<sup>th</sup> day of August, 2024

2023

RMR

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

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

2. Property to be Sold:

Lot 13, in Block 9/4309 of Bellevue Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 475, of the Map Records of Dallas County, Texas.

3. Name and Address of Sender of Notice:

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


Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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

A handwritten signature in black ink, appearing to read "Ian Ghrist", is written over a horizontal line.

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

Lending Praxes LLC, a Texas limited liability company, Noteholder  
Ghrist Law Firm PLLC (hereinafter "Attorney")

FILED  
2025 JUL 15 PM 12:30

Dalia Renteria  
9918 Marlin Drive, Dallas, Texas 75228

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

Sent via first class mail and CMRR # 9489 0178 9820 3039 9611 70 on 07.15.2025

Dalia Renteria  
2217 San Pablo Dr, Dallas, TX 75227

Sent via first class mail and CMRR # 9489 0178 9820 3039 9611 94 on 07.15.2025

### NOTICE OF TRUSTEE'S SALE

WHEREAS Dalia Renteria and 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 2024 - 202400244091, 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 5<sup>th</sup> day of August, 2025

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

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

2. Property to be Sold:

Being Lot 36, Block 3/6227 of First Installment of Piedmont Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 18, Page 1] of the Map Records of Dallas County, Texas.

3. Name and Address of Sender of Notice:

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

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

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

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

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

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

A handwritten signature in black ink, appearing to read "Ian Ghrist", is written over a horizontal line.

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

FILED

2025 JUL 15 PM 12:45

**NOTICE OF SALE**

In accordance with:

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

- (1) the authority conferred upon **The 5800 Royal Lane Condominiums, Inc.** by those certain instruments entitled: "*Condominium Declaration for 5800 Royal Lane Condominiums*" (the "Declaration"), which is filed in the Official Public Records of Real Property of Dallas County, Texas, at Volume 78004, Page 0637 *et seq.*, as Document No. 197800503574, respectively, and all amendments and supplements to the above referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];
- (2) the lien created in the Declaration in favor of **The 5800 Royal Lane Condominiums, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and
- (3) the deed recorded in the Official Public Records of Real Property of Dallas County, Texas conveying the property described below to Simi P. Augustine;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Simi P. Augustine resulting from Simi P. Augustine default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on August 5, 2025 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

**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.**

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the North Side of the George Allen Courts Building facing 600 Commerce Street, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated by the Commissioner's Court in Dallas County, Texas, or as further designated by the Dallas County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

UNIT NO. 754-8, IN BUILDING P, AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL LIMITED COMMON ELEMENTS OF 5800 ROYAL LANE CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF

DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED IN/UNDER VOLUME 78004, PAGE 637, OF THE CONDOMINIUM RECORDS; VOLUME 78029, PAGE 432 AND VOLUME 78037, PAGE 40 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, WHEN TAKEN WITH ALL AMENDMENTS AND /OR SUPPLEMENTS THERETO; more commonly known as 10754 Villager Rd, Unit D, Dallas, TX 75230

The Substitute Trustee is authorized to represent the **The 5800 Royal Lane Condominiums, Inc.**, Inc. by virtue of the Appointment of Substitute Trustee. Pursuant to the Appointment of Substitute Trustee and the Texas Property Code § 51.0025, the Substitute Trustee is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Steptoe & Johnson, PLLC, as Substitute Trustee, is representing the Association, whose address is:

**The 5800 Royal Lane Condominiums, Inc.**

c/o Oscar Becerra  
Steptoe & Johnson, PLLC  
Attn: POA Department,  
6900 Dallas Pkwy #600,  
Plano, TX 75024.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE THE 5800 ROYAL LANE CONDOMINIUMS, INC.**

The undersigned as authorized agent for **The 5800 Royal Lane Condominiums, Inc.** does hereby remove the original trustee and all successor substitute trustees and appoints in their stead OSCAR BECERRA, LEAH BURTON, ANDREW L. MARTINEZ, HISAMITSU SHINODA AND/OR BRADY ORTEGO, whose address is Steptoe & Johnson, PLLC, Attn: POA Department, 6900 Dallas Pkwy #600, Plano, TX 75024 as Substitute Trustee(s), who shall hereafter exercise all powers and duties set aside to the said original trustee under the Condominium Declaration for **The 5800 Royal Lane Condominiums, Inc.**; and further does hereby request, authorize, and instruct said Substitute Trustee(s) to conduct and direct the execution of remedies set aside to the beneficiary therein.

7/14/2025

EXECUTED this the \_\_\_\_ day of \_\_\_\_, 2025

Signed by:

*Oscar Becerra*

0781CCE31FD047E

Oscar Becerra, Leah Burton, Andrew L. Martinez, Hisamitsu Shinoda and/or Brady Ortego, Agent and Trustee for **The 5800 Royal Lane Condominiums, Inc.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

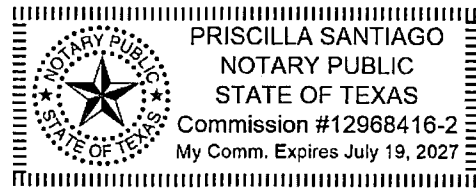
Before Me, the undersigned Notary Public, on this day appeared by means of an interactive two-way audio and video communication, Oscar Becerra, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. This notarial act was an online notarization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of  
7/14/2025, 2025.

Signed by:  
*Priscilla Santiago*  
BB36174E59D54E4


Notary Public in and for the State of Texas

119361.00004



FILED

2025 JUL 15 PM 12:45

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

**NOTICE OF SALE**

In accordance with:

- (1) the authority conferred upon **The 5800 Royal Lane Condominiums, Inc.** by those certain instruments entitled: "*Condominium Declaration for 5800 Royal Lane Condominiums* (the "Declaration"), which is filed in the Official Public Records of Real Property of Dallas County, Texas, at Volume 78004, Page 0637 *et seq.*, as Document No. 197800503574, *respectively*, and all amendments and supplements to the above referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];
- (2) the lien created in the Declaration in favor of **The 5800 Royal Lane Condominiums, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and
- (3) the deed recorded in the Official Public Records of Real Property of Dallas County, Texas conveying the property described below to Lacy Hill & Billy J. Hill, Jr.;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Lacy Hill & Billy J. Hill, Jr. resulting from Lacy Hill & Billy J. Hill, Jr. default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on August 5, 2025 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

**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.**

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the North Side of the George Allen Courts Building facing 600 Commerce Street, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated by the Commissioner's Court in Dallas County, Texas, or as further designated by the Dallas County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

UNIT 10739-B IN BUILDING V, OF 5800 ROYAL LANE CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION FILED FOR RECORD ON JANUARY 5, 1978, AND RECORDED IN VOLUME 78004, PAGE 637, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS; AMENDMENTS RECORDED IN VOLUME 78029, PAGE 432 AND IN VOLUME 78037, PAGE 40, VOLUME 85190, PAGE 1632, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE GENERAL COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION, AND TOGETHER WITH THE EXCLUSIVE USE OF LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT AND BUILDING, ALL AS DESCRIBED IN SAID DECLARATION; more commonly known as 10739 Villager Rd, Unit. B, Dallas, TX 75230

The Substitute Trustee is authorized to represent the **The 5800 Royal Lane Condominiums, Inc.**, Inc. by virtue of the Appointment of Substitute Trustee. Pursuant to the Appointment of Substitute Trustee and the Texas Property Code § 51.0025, the Substitute Trustee is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Steptoe & Johnson, PLLC, as Substitute Trustee, is representing the Association, whose address is:

**The 5800 Royal Lane Condominiums, Inc.**  
c/o Oscar Becerra  
Steptoe & Johnson, PLLC  
Attn: POA Department,  
6900 Dallas Pkwy #600,  
Plano, TX 75024.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE THE 5800 ROYAL LANE CONDOMINIUMS, INC.**

The undersigned as authorized agent for **The 5800 Royal Lane Condominiums, Inc.** does hereby remove the original trustee and all successor substitute trustees and appoints in their stead OSCAR BECERRA, LEAH BURTON, ANDREW L. MARTINEZ, HISAMITSU SHINODA AND/OR BRADY ORTEGO, whose address is Steptoe & Johnson, PLLC, Attn: POA Department, 6900 Dallas Pkwy #600, Plano, TX 75024 as Substitute Trustee(s), who shall hereafter exercise all powers and duties set aside to the said original trustee under the Condominium Declaration for **The 5800 Royal Lane Condominiums, Inc.**; and further does hereby request, authorize, and instruct said Substitute Trustee(s) to conduct and direct the execution of remedies set aside to the beneficiary therein.

7/14/2025

EXECUTED this the \_\_\_\_ day of \_\_\_\_, 2025

Signed by:

*Oscar Becerra*

67B1E9E31FD647E...

Oscar Becerra, Leah Burton, Andrew L.  
Martinez, Hisamitsu Shinoda and/or Brady  
Ortego, Agent and Trustee for **The 5800 Royal  
Lane Condominiums, Inc.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS           §

Before Me, the undersigned Notary Public, on this day appeared by means of an interactive two-way audio and video communication, Oscar Becerra, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. This notarial act was an online notarization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of  
7/14/2025, 2025.

Signed by:

*Priscilla Santiago*

BB36174F59D54E4

Notary Public in and for the State of Texas

119361.00007



## 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: 6128 Capestone Dr., Dallas, Texas 75217

July 15, 2025

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

Dated: January 27, 2025

**Trustee:**

David L. Kane

Address:

5301 Village Creek Dr., Suite A  
Plano, TX, 75093

**Grantor:** Clifton High

**Mortgagee:** DCRT Revenue & Taxation, LLC (hereafter "Lender")

**Property Address:** 6128 Capestone Dr., Dallas, Texas 75217

**Legal Description:** Lot 7, in Block E/6260, of RUSTIC HILLS ADDITION, FIRST INSTALLMENT, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 69188, Page 1240, Plat Records, 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.)

Date: January 27, 2025

Original Principal Amount: \$57,000.00

Maker: Clifton High

Lender: DCRT Revenue & Taxation, LLC

**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.

2025 JUL 15 PM 12:35  
FILED  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

**Sale Location:** George Allen Sr. Courts Building, 600 Commerce St, Dallas, TX 75202, the North Side of the George Allen Courts Building facing 600 Commerce Street Below the overhang..

**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, by and through agents, the 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 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 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.**



David L. Kane, Trustee

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 5<sup>th</sup> day of August, 2025

**Time:** 10:00 AM or not later than three hours after that time

**Place:** At the area outside on the north side of the George Allen Courts Building facing Commerce Street below the Overhang, 600 Commerce Street, Dallas, TX 75202 in Dallas County, Texas, or, if the proceeding area(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court

**TERMS OF SALE:** Cash or acceptable certified funds

**DEED OF TRUST INFORMATION – INSTRUMENT TO BE FORECLOSED:**

**Date:** December 15, 2019

**Grantor(s):** 8787 Ricchi LLC, a Texas Limited Liability Company

**Original Lender:** 87STE Lending, LLC

**Original Trustee:** Optima Stemmons, LLC

**Original Principal:** \$5,700,000.00

**Lender:** United States, acting by and through the United States Marshals Service, acting in 87STE Lending, LLC's place pursuant to EX PARTE Restraining Order and Order Directing Clerk to Unseal entered on January 25, 2022 in Case No. 20-cv-23278-MGC, UNITED STATES OF AMERICA, Plaintiff v. REAL PROPERTY LOCATED AT 7505 AND 7171 FOREST LANE, DALLAS, TEXAS 75230, WITH ALL APPURTENANCES, IMPROVEMENTS, AND ATTACHMENTS THEREON, AND ANY RIGHT TO COLLECT AND RECEIVE ANY PROFIT, RENT, INCOME, AND PROCEEDS THEREFROM, et al. (the "Court Order")

**County Where Property Located:** Dallas County, Texas

**Recording Information:** Document Number 201900344013

Official Public Records of Dallas County, Texas

**Secures:** The Promissory Note ("Note") in the original principal amount of \$5,700,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**PROPERTY TO BE SOLD:**

**Property County:**

Dallas County

**Property Description:**

See attached Exhibit A

**Property Address:**

8777 and 8787 N. Stemmons Freeway, Dallas County, Texas.

**Condition and Important Recitals:**

Should a conflict occur between the property address and the legal

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JUL 15 AM 11:31  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

description contained above, the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage significant due diligence prior to sale.

**SUBSTITUTE TRUSTEE:** Joel Rheman or Courtney Holliday, any to act

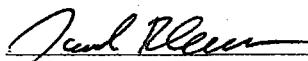
**SUBSTITUTE TRUSTEE'S MAILING ADDRESS:** 3200 Southwest Freeway, Ste 2200, Houston, Texas 77027.

Default has occurred in the payment of the Note and the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender has requested that the Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date, Time and Place of Sale, Substitute Trustee will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law.

The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust.

Substitute Trustee has not made and will not make any covenants, representations, or warranties, express or implied, about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold "AS IS, WHERE IS, AND WITH ALL FAULTS."



Printed Name: Joel Rheman, Substitute Trustee

#### **Certificate of Posting**

My name is \_\_\_\_\_, and my address is \_\_\_\_\_. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of Dallas County Clerk and/or caused to be posted at the Dallas County courthouse this Notice of Substitute Trustee's Sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

Exhibit A

BEING a tract of land situated in the James McLaughlin Survey, Abstract No. 845 and the F. A. Winn Survey, Abstract No. 1579, Dallas County, Texas, and being all of Lot 2A in Block 4/7941 of a Replat of Lot 2, Block 4/7941, in the Second Installment, Kings Row Industrial District, an Addition to the City of Dallas, Texas according to the plat recorded in Volume 86102, Page 4489, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" in concrete in the Southeast line of Regal Row (a variable width right-of-way at this point) at the most Northerly point on a corner clip in the West line of Stemmons Freeway (I.H. 35E) (a 320 foot right-of-way), said "X" also being at the most Northerly corner of said Lot 2A;

THENCE South 52 degrees 21 minutes 57 seconds East, 14.09 feet, with said corner clip, to an "X" set in concrete in the said West line of Stemmons Freeway;

THENCE South 07 degrees 10 minutes 13 seconds East, 565.00 feet, with the said West line of Stemmons Freeway, to a 1/2 " diameter iron rod found;

THENCE South 09 degrees 28 minutes 03 seconds East, 15.99 feet, with the said West line of Stemmons Freeway, to a 1/2" diameter iron rod found at the Southeast corner of said Lot 2A, said iron rod also being at the Northeast corner of Lot 1 in said Block 4/7941;

THENCE South 77 degrees 55 minutes 16 seconds West, 630.15 feet, with the North line of said Lot 1 and with the South line of said Lot 2A and along a fence line part of the way, to a 1/2" diameter iron rod found;

THENCE North 07 degrees 10 minutes 13 seconds West, 282.00 feet, with the East line of Lot 3 in said Block 4/7941, to a 1/2" diameter iron rod found in the said Southeast line of Regal Row;

THENCE North 45 degrees 20 minutes 50 seconds East, 565.90 feet, with the said Southeast line of Regal Row, to an "X" set in concrete, said "X" also being at the beginning of a curve to the right having a central angle of 32 degrees 46 minutes 27 seconds and a radius of 87.00 feet;

THENCE with said curve in a Northeasterly direction and with the said Southeast line of Regal Row, an arc distance of 49.77 feet to an "X" set in concrete at the end of said curve;

THENCE North 82 degrees 26 minutes 19 seconds East, 122.34 feet, with the said Southeast line of Regal Row, to the PLACE OF BEGINNING and containing 301,513 square feet (6.9217 acres) of land, more or less.

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
  §  
COUNTY OF DALLAS           §

2025 JUL 15 PM 2:37

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

WHEREAS, on or about March 29, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Diego Lara, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

WHEREAS, the said Diego Lara has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

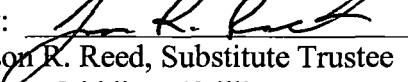
NOW, THEREFORE, notice is hereby given that on Tuesday, August 5, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 105, Building T, together with an undivided interest in the appurtenant common elements of Richland Trace Condominiums, a condominium regime situated in the City of Dallas, Dallas County, Texas, according to the declaration, recorded in Volume 80239, Page 90, condominium Records of Dallas County, Texas, and the amendments recorded in Volume 81119, Page 3385; Volume 82224, Page 3121; Volume 81006, Page 2969; Volume 81114, Page 665; Volume 81177, Page 253; Volume 82178, PAGE 2258; Volume 82224, Page 3126; Volume 83032, Page 2417, Volume 83099, Page 1292; Volume 83161, Page 74; Volume 83168, Page 607; Volume 83169, Page 4586, Real Property Records, Dallas County, Texas. (9839 Walnut Street Unit 105)

WITNESS my hand this 23<sup>rd</sup> day of June, 2025

RICHLAND TRACE OWNERS ASSOCIATION,  
INC.

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

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

## NOTICE OF 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.**

1. *Property to Be Sold.* The property to be sold is described as follows:

Being Lot 15 in Block "E"/6078 of THIRD SECTION, of DEERPATH VILLAGE ADDITION, an addition to the city of Dallas, Texas according to the map thereof recorded in Volume 14, Page 29-30, map records of Dallas County, Texas. Commonly known as: "2241 Deer Path Dr., Dallas, TX 75216."

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust dated April 27, 2021 and recorded in Document 202100130533 but whose interest was transferred to Metro Casa Holdings under Instrument No. 202100233211 on August 1, 2021 real property records of Dallas County, Texas.

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

Date: 08/05/2025      Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS' OFFICE

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. 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.

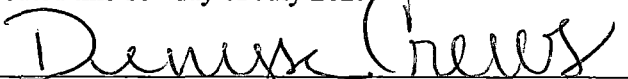
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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. The sale shall not cover any part of the property that has been released of public record 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by Derian Wilfredo Hernandez Castellanos and Sandra Yamilescsi Castellanos Vega as Grantor and Metro Casa Holdings, LLC as Grantee, provides that it secures the payment of the indebtedness in the original principal amount of \$99,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals, assignments and extensions of the note. Metro Casa Holdings, LLC is the current mortgagee of the note and deed of trust

*Default and Request to Act.* Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

Executed this 10<sup>th</sup> day of July 2025

  
Denyse Crews, Substitute Trustee

BY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
10 AUG 2025

2025 JUL 15 PM 12:12

c/o CR Propertywise, LLC  
9129 Belshire Drive #100  
North Richland Hills, TX 76182

FILED

25TX935-0136  
5076 MATILDA ST #226, DALLAS, TX 75206

## NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

UNIT NO 226, BUILDING 1, AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS, OF BIRCHBROOK II CONDOMINIUM A CONDOMINIUM REGIME SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE DECLARATION RECORDED IN VOLUME 79203, PAGE 2866, CONDOMINIUM RECORDS DALLAS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated November 22, 2021 and recorded on November 23, 2021 as Instrument Number 202100350400 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

August 05, 2025, at 10:00 AM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

The Deed of Trust executed by JAIME A PEREZ AND JANNETTE PEREZ secures the repayment of a Note dated November 22, 2021 in the amount of \$261,250.00. ONSLOW BAY FINANCIAL LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

BY \_\_\_\_\_  
JOHN F. MARRIN  
COUNTY CLERK  
DALLAS COUNTY  
2025 JUL 15 AM 10:59

FILED



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Substitute Trustee(s): 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, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Auction.com, LLC, Dustin George

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

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



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



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, 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, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Auction.com, LLC, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED

**NOTICE OF FORECLOSURE SALE**

2025 JUL 15 AM 10:58

**Deed of Trust:**

Dated: October 3, 2024  
Grantor: YOUNGER FUNDING & INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY  
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company  
Lender: Capital Fund I, LLC, an Arizona limited liability company  
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company  
Recorded: Instrument # 2024-202400202063, recorded on October 4, 2024, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas  
Secures: Promissory Note ("Note") in the original principal amount of \$700,000.00, executed by YOUNGER FUNDING & INVESTMENTS LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender  
Maturity Date: October 1, 2025

JOHN F. WARREN  
COUNTY CLERK

DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

**Legal Description:**

**BEING LOT 7 IN BLOCK C, 8389 OF TAMARACK ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 67122, PAGE 0027, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS; and more commonly known as 4028 CANDLENUT LN, DALLAS, TX 75244**

**FORECLOSURE SALE:**

Date: Tuesday, August 5, 2025  
Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.  
Place: ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR IF THE PRECEDING AREA IS LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT  
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



Substitute Trustee: Bennett M. Wyse, Ted Gambordella, 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, AND/OR Jeff Benton

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

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

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

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

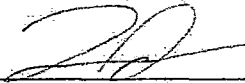
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

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

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

**SUBSTITUTE TRUSTEE:**

By:   
Ted Gambordella, Substitute Trustee  
5910 N Central Expy, Suite 920  
Dallas, Texas 75206  
Tel. (214) 473-5551  
Fax. (214) 540-9333  
Tgambordella@prattaycock.com

FILED

## NOTICE OF FORECLOSURE SALE

2025 JUL 15 AM 10:58

### Deed of Trust:

Dated: March 25, 2024  
Grantor: ABC LEGACY VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY  
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company  
Lender: Capital Fund I, LLC, an Arizona limited liability company  
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company  
Recorded: Instrument #2024-202400066247, recorded on April 3, 2024, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas  
Secures: Promissory Note ("Note") in the original principal amount of \$697,000.00, executed by ABC LEGACY VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender  
Maturity Date: March 1, 2025

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

### Legal Description:

**LOT 7, BLOCK C, 8229 OF BENT TREE VILLAGE NO. 3, AN ADDITION TO THE CITY OF DALLAS IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 79201, PAGE 1468 MAP RECORDS, DALLAS COUNTY, TEXAS; and more commonly known as 17308 Village Ln, Dallas, Texas 75248**

### FORECLOSURE SALE:

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

Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.

Place: **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 COMMISSIONERS COURT**

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



Substitute Trustee: Bennett M. Wyse, Ted Gambordella, 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

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

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

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

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

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

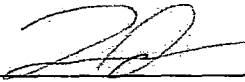
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT**

**IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.**

**SUBSTITUTE TRUSTEE:**

By:   
Ted Gambordella, Substitute Trustee  
5910 N Central Expy, Suite 920  
Dallas, Texas 75206  
Tel. (214) 473-5551  
Fax. (214) 540-9333  
Tgambordella@prattaycock.com

## NOTICE OF FORECLOSURE SALE

2025 JUL 15 AM 10:58

### Deed of Trust:

Dated: August 20, 2024  
Grantor: JEROME YOUNGER  
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company  
Lender: Capital Fund I, LLC, an Arizona limited liability company  
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company  
Recorded: Instrument #2024-202400174696, recorded on May 11, 2024, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas  
Secures: Promissory Note ("Note") in the original principal amount of \$675,000.00, executed by JEROME YOUNGER ("Borrower") and payable to the order of Lender  
Maturity Date: August 1, 2025

### Legal Description:

LOT 34, BLOCK A, 8153, OF BILL BROWNE'S FARM ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 76209, PAGE 1348, OF THE MAP AND OR PLAT RECORDS OF DALLAS COUNTY, TEXAS; and more commonly known as 9602 Bill Browne Ln, Dallas Texas 75243

### FORECLOSURE SALE:

Date: Tuesday, August 5, 2025  
Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.  
Place: 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 COMMISSIONERS COURT  
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



Substitute Trustee: Bennett M. Wyse, Ted Gambordella, 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

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

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

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

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

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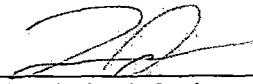
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS**

**THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF  
THE MORTGAGEE OR LOAN SERVICER.**

**SUBSTITUTE TRUSTEE:**

By:   
Ted Gambordella, Substitute Trustee  
5910 N Central Expy, Suite 920  
Dallas, Texas 75206  
Tel. (214) 473-5551  
Fax. (214) 540-9333  
Tgambordella@prattaycock.com

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** July 15, 2025

**SUBSTITUTE TRUSTEE:** 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, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

**SUBSTITUTE TRUSTEE'S ADDRESS:** 10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729

**DEED OF TRUST:**

**Date:** February 24, 2025

**Grantor:** M. EVERETT ENDEAVORS, LLC a Texas limited liability company

**Beneficiary:** LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

**Beneficiary's Mailing Address:** 5000 Plaza on the Lake, Ste. 180  
Austin, Texas 78746

**Trustee:** BENJAMIN K. WILLIAMS or BENJAMIN H. HA

**Recording Information:** Document No. 202500041355, Official Public  
Records, Dallas County, Texas

**Property:**

Lot 38, in Block 2248, of ERVAY PLACE ADDITION, an addition to the City of Dallas, Dallas County, Texas, according the map or plat thereof recorded in/under Volume 1, Page 443, of the Map Records of Dallas County, Texas.

**NOTE:**

**Date:** February 24, 2025

**Amount:** \$443,000.00

**Debtor:** M. EVERETT ENDEAVORS, LLC a Texas limited liability company

**Holder:** LOAN RANGER CAPITAL INVESTMENTS, LLC

**DATE OF SALE OF PROPERTY:**



2025 JUL 15 AM 10:50  
FILED  
JOHN F. VARRIN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

Tuesday, August 5, 2025, at 1:00 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 Commissioners Court.

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

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

Mortgagee 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, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.

  
BENJAMIN K. WILLIAMS, Substitute Trustee  
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC  
10119 Lake Creek Pkwy., Suite 201  
Austin, Texas 78729  
(512) 872-6088