

## **NOTICE OF TRUSTEE'S SALE**

Notice is hereby given that on Tuesday, the 5<sup>th</sup> day of August 2025: the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

**Date of Deed of Trust:** September 23, 2024

**Executed by:** KasaGrande, LLC

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

**Original amount of Secured Indebtedness:** \$85,000.00

**Original Beneficiary named in Deed of Trust:** T&R Capital Group Lending, LLC

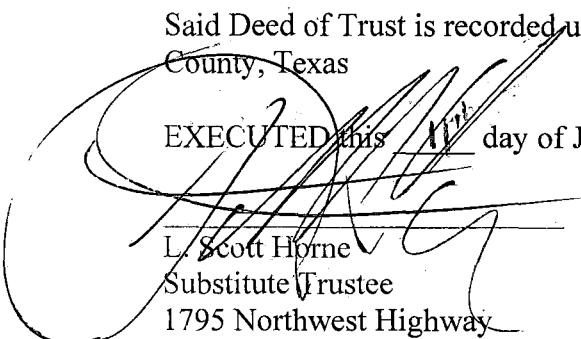
**Property described in Deed of Trust:**

Lot 12, Block 5, Greenway Estates, Third Section, an Addition to the City of Duncanville, Dallas County, Texas according to the Map or Plat thereof recorded in Volume 72181, Page 2305, Plat Records of Dallas County, Texas.

**Also known as** 1215 Spring Lake Duncanville, Texas 75137

Said Deed of Trust is recorded under 202400227290 in the Deed of Trust Records, Dallas County, Texas

EXECUTED this 11<sup>th</sup> day of July 2025

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

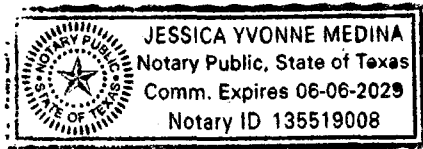
BY \_\_\_\_\_  
DEPUTY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2025 JUL 14 PM 2:19

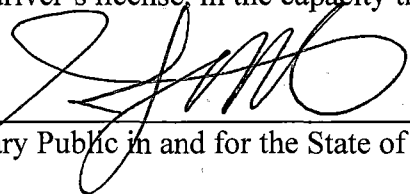
FILED

# ACKNOWLEDGMENT

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 14<sup>th</sup> day of July, 2025,  
by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.



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

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

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

FILED

**NOTICE OF ASSESSMENT LIEN SALE** 2:37

STATE OF TEXAS §

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COUNTY OF DALLAS §

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

WHEREAS, on or about August 22, 2022, 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 Quintina Floyd, the present owner of said real property, to Homestead at Big Stone Gap Homeowners' Association, Inc. (the "Association"); and

WHEREAS, the said Quintina Floyd 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:

Lot 8, Block G, Homestead at Big Stone Gap, an Addition to the City of Duncanville, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004026, Page 72, Plat Records, Dallas County, Texas (403 Sorrel Street)

WITNESS my hand this 15<sup>th</sup> day of July, 2025

HOMESTEAD AT BIG STONE GAP  
HOMEOWNERS' 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.

CAUSE NO. DC-24-03164

IN RE: ORDER FOR FORECLOSURE  
CONCERNING

403 Sorrel Street  
Duncanville, TX 75137

UNDER TEX. R. CIV. PROC. 736

AND QUINTINA FLOYD

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IN THE DISTRICT COURT OF

DALLAS COUNTY, TEXAS

101ST JUDICIAL DISTRICT

ORDER FOR FORECLOSURE

On February 26, 2024, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action was presented to the Court. **Homestead at Big Stone Gap Homeowners' Association, Inc.** (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 403 Sorrel Street, Duncanville, Texas 75137, and further described as follows:

Lot 8, Block G, Homestead at Big Stone Gap, an Addition to the City of Duncanville, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004026, Page 72, Plat Records, Dallas County, Texas (403 Sorrel Street) (hereinafter the "Property").

The Court finds that the Association's Application for Foreclosure complies with Rule 736.1 of the Tex. R. Civ. Proc. and was properly served in accordance with Rule 736.4 of the Tex. R. Civ. Proc. The Court further finds that Respondent has not previously filed a response, and the return of service has been on file with the clerk of the Court for at least 10 days before the date of this Order. The Court finds that the name and last known address of each respondent is as follows:

Quintina Floyd  
403 Sorrel Street  
Duncanville, Texas 75137

Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute prima facie evidence of the truth of the matters alleged. The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Homestead at Big Stone Gap (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondent's acquisition of the Property, Respondent agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article IV of the Declaration.
5. Article IV, Section 4.1 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article IV, Section 4.8 of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondent's ownership, Respondent has been assessed maintenance fees in a non-discriminatory manner based on Respondent's ownership of the Property.

8. Article IV, Section 4.8 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of February 22, 2024, Respondent was 42 months in default in her obligations to the Association for a total of Five Thousand Six Hundred and Fifty Eight Dollars and Thirty Three Cents (\$5,658.33).
10. Respondent has been notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by notice letter dated May 13, 2022.
11. A Notice of Lien was filed on or about August 22, 2022 at Instrument No. 202200227256 in the office of the County Clerk of Dallas County, Texas, and Respondent was notified of same by letter dated August 18, 2022.
12. The Association afforded Respondent thirty (30) days to cure the default pursuant to the August 18, 2022 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

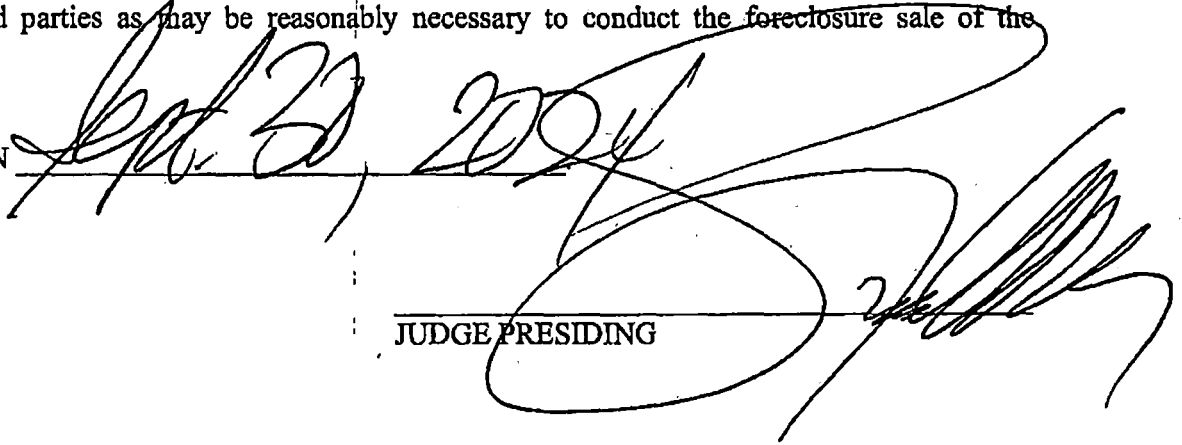
**THE COURT THEREFORE GRANTS** the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

**IT IS THEREFORE ORDERED** that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

**IT IS FURTHER ORDERED** that the Association shall send Respondent a copy of this Order with the notice of foreclosure sale sent to Respondent; and

**IT IS FURTHER ORDERED** that the Association may communicate with Respondent and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON

*Sept 23, 2024*  
  
JUDGE PRESIDING

**NOTICE OF ASSESSMENT LIEN SALE**

2025 JUL 15 PM 2:36

STATE OF TEXAS

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COUNTY OF DALLAS

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JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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

WHEREAS, on or about August 22, 2022, 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 Jeanetta Gray, the present owner of said real property, to Homestead at Big Stone Gap Homeowners' Association, Inc. (the "Association"); and

WHEREAS, the said Jeanetta Gray 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:

Lot 12, Block G, The Homestead at Big Stone Gap, an Addition to the City of Duncanville, Dallas County, Texas, according to the amended Map or Plat thereof recorded in Volume 2004026, Page 72, Plat Records, Dallas County, Texas (419 Sorrel St)

WITNESS my hand this 14<sup>th</sup> day of July, 2025

HOMESTEAD AT BIG STONE GAP  
HOMEOWNERS' 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.



CAUSE NO. DC-24-03891

IN RE: ORDER FOR FORECLOSURE  
CONCERNING

419 Sorrel St  
Duncanville, TX 75137

UNDER TEX. R. CIV. PROC. 736

AND JEANETTA GRAY

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IN THE DISTRICT COURT OF

DALLAS COUNTY, TEXAS

116TH JUDICIAL DISTRICT

**ORDER FOR FORECLOSURE**

On March 7, 2024, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action was presented to the Court. Homestead at Big Stone Gap Homeowners' Association, Inc. (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 419 Sorrel St, Duncanville, Texas 75137, and further described as follows:

Lot 12, Block G, The Homestead at Big Stone Gap, an Addition to the City of Duncanville, Dallas County, Texas, according to the amended Map or Plat thereof recorded in Volume 2004026, Page 72, Plat Records, Dallas County, Texas (419 Sorrel St) (hereinafter the "Property").

The Court finds that the Association's Application for Foreclosure complies with Rule 736.1 of the Tex. R. Civ. Proc. and was properly served in accordance with Rule 736.4 of the Tex. R. Civ. Proc. The Court further finds that Respondent(s) have not previously filed a response, and the return of service has been on file with the clerk of the Court for at least 10 days before the date of this Order. The Court finds that the name and last known address of each respondent is as follows:

Jeanetta Gray  
419 Sorrel St  
Duncanville, Texas 75137

Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute prima facie evidence of the truth of the matters alleged. The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Homestead at Big Stone Gap (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondent's acquisition of the Property, Respondent agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article IV of the Declaration.
5. Article IV, Section 4.1 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article IV, Section 4.8 of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondent's ownership, Respondent has been assessed maintenance fees in a non-discriminatory manner based on Respondent's ownership of the Property.

8. Article IV, Section 4.8 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of March 5, 2024, Respondent is 43 months in default in his/her obligations to the Association for a total of Four Thousand Four Hundred and Thirty-Five Dollars and Sixty One Cents (\$4,435.61).
10. Respondent has been notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by notice letter dated May 13, 2022.
11. A Notice of Lien was filed on or about August 22, 2022 at 202200227257 in the office of the County Clerk of DALLAS, Texas, and Respondent was notified of same by letter dated August 18, 2022.
12. The Association afforded Respondent thirty (30) days to cure the default pursuant to the August 18, 2022 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

**THE COURT THEREFORE GRANTS** the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

**IT IS THEREFORE ORDERED** that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

**IT IS FURTHER ORDERED** that the Association shall send Respondent(s) a copy of this Order with the notice of foreclosure sale sent to Respondent(s); and

**IT IS FURTHER ORDERED** that the Association may communicate with Respondent(s) and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON May 28, 2024

  
JUDGE PRESIDING