

FILED

Notice of Foreclosure Sale 2025 JUL 10 AM 11:42

Deed of Trust ("Deed of Trust"):

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MY DEPUTY

Dated: July 13, 2022

Grantor: Victor Raul Castro Maldonado

Trustee: Ledford E. White

Lender: Quest Homes Series LLC Series B

Current Holder: Quest Homes Series LLC Series B

Recorded in: Deed of Trust, Dallas County, Texas as instrument number 202200192872.

Legal Description: Lot Eight (8), in Block "C", of Garden Oaks No. Seven (7), an Addition to the City of Irving, in Dallas County, Texas, according to the Map or Plat thereof, recorded in Volume 756, Page 1460, of the Map records of Dallas County, Texas.

Secures: Secured Promissory Note ("Note") in the original principal amount of \$369,529.66, executed by Victor Raul Castro Maldonado, ("Borrower") and payable to the order of Lender, now held by Quest Homes Series LLC Series C.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Michael P. Gomez, Alex Londoff, or any of them acting alone.

Substitute Trustee's Addresses:

David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Michael P. Gomez
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053

Alex Londoff
c/o 1244 Southridge Court
Suite 102
Hurst, TX 76053

Foreclosure Sale:

Date: August 5, 2025

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 PM and not later than three hours thereafter.**

Place: Dallas County Courthouse, in Dallas County, Texas, at the following location: PLACE DESIGNATED BY THE 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 bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any)**

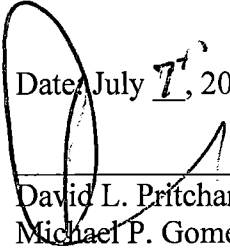
provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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

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

Date July 7th, 2025



David L. Pritchard
Michael P. Gomez
Attorney for Mortgagee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 30, 2018 and recorded under Clerk's File No. 201800316604, in the real property records of Dallas County Texas, with Simeon Cruz, a married man and Maria Soledad Alamilla, signing pro forma to perfect lien only. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Cendera Funding, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Simeon Cruz, a married man and Maria Soledad Alamilla, signing pro forma to perfect lien only. securing payment of the indebtedness in the original principal amount of \$102,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Simeon Cruz. SELENE FINANCE, LP is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

Legal Description:

LOT 1, BLOCK A, OF THE HOPE PLACE, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 96236, PAGE 6542, MAP RECORDS, DALLAS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 08/05/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: Dallas County Courthouse, Texas at the following location: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



2025
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The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on July 7, 2025.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-25-01404

A
R1571

Our Case Number: 25-03652-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 31, 2024, CONNOR J. HARVEY AND CAROLINA SKERTCHLY HARVEY, A MARRIED COUPLE, executed a Deed of Trust/Security Instrument conveying to LINDA NAYLOR, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR USAA FEDERAL SAVINGS BANK ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 202400021077 in the DEED OF TRUST OR REAL PROPERTY RECORDS of DALLAS COUNTY, TEXAS; and

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

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

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

Said Real Estate is described as follows: BEING LOT 11, IN BLOCK 3, OF VILLAS OF BEACON HILL AND STONECREEK VILLAGE, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 96209, PAGE 1020, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 8611 OLD OAK DR, IRVING, TX 75063

Mortgage Servicer: NATIONSTAR

Noteholder: LAKEVIEW LOAN SERVICING, LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 10 day of JULY 2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS
BY _____

Donna Stockman

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

Substitute Trustee Address:

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

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2025 JUL 10 AM 11:16

NOTICE OF ASSESSMENT LIEN SALE

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 8th day of August, 2023, a Notice of Lien was filed of record at Document No. 202300158055, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **DAVID EDWARD PARR**, the present owner of said real property, to The Lakeside Landing Townhome Owners' Association, Inc. (the "Association"); and

WHEREAS, the Association obtained an Order to Proceed With Notice of Foreclosure Sale and Foreclosure Sale in the 116th Judicial District Court of Dallas County, Texas, in Cause No. DC-25-04909. A true and correct copy of said Order is attached hereto as Exhibit "A" and made a part hereof for all purposes; and

WHEREAS, the said **DAVID EDWARD PARR** 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 owner to the Association.

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

Said real estate is described as follows:

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

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

**THE LAKESIDE LANDING TOWNHOME
OWNERS' ASSOCIATION, INC.**

By:

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

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

SIGNATURE

Print Name

2025 JUL -9 PM 2:52

JOHNNIE WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS
BY _____

EXHIBIT "A"

CAUSE NO. DC-25-04909

IN RE: ORDER FOR FORECLOSURE
CONCERNING

2306 NORTHLAKE COURT
IRVING, TEXAS 75038

UNDER TEX. R. CIV. PROC. 736

AND DAVID EDWARD PARR

§
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IN THE DISTRICT COURT OF

DALLAS COUNTY, T E X A S

116th JUDICIAL DISTRICT

ORDER TO PROCEED WITH
NOTICE OF FORECLOSURE SALE AND FORECLOSURE SALE

On this day, the 28th of May, 2025, came on to be considered the Application of Lakeside Landing Townhome Owners' Association, Inc., (the "Association") for Expedited Foreclosure Proceeding seeking an order against David Edward Parr, (the "Respondent"), pursuant to Rule 736 of the Texas Rules of Civil Procedure to foreclose the Association's assessment lien against David Edward Parr, which is more particularly described as follows:

LOT 35, IN BLOCK A, OF LAKESIDE LANDING TOWNHOMES, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82145, PAGE 235, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.; and having the street address of 2306 Northlake Court, Irving, Texas.

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 the Respondent is as follows:

David Edward Parr
2306 Northlake Court
Irving, Texas 75038

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 Dedication and Restrictive Covenants for The Lakeside Landing Addition to the City of Irving, Dallas County, Texas, filed of record on July 15, 2005, as Instrument No. 200503432292, and in Volume 2005137, Page 2230, *et seq.*, in the Deed Records of Dallas County, Texas (hereinafter referred to as the "Declaration"), and, as such may be corrected and/or 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 V of the Declaration.
5. 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.
6. As of February 25, 2025, Respondent is at least 48 months in default and owes a total of Fourteen Thousand Nine Hundred Twenty-Eight and 42/100 Dollars (\$14,928.42).
7. Article V of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges to the Association. Article V of the Declaration provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
8. The foreclosure of such lien is subject to the provisions of Tex. R. Civ. Proc. 735.1(c) and Texas Property Code 209.0092.
9. Article V of the Declaration, and Texas Property Code 5.006, provide for the recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
10. The Association afforded Respondent thirty (30) days to cure the default pursuant to a letter dated March 27, 2023, and such opportunity to cure the default has expired.

11. Respondent was notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by a letter dated June 8, 2023.
12. A Notice of Lien was filed in the office of the County Clerk of Dallas County, Texas, at Document No. 202300158055, and Respondent was notified of such on August 7, 2023.
13. Prior to filing the Application, the Association performed all action required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.
14. Based on the affidavit of the Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*

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 Declaration and Section 51.002 of the Texas Property Code; 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.

This order is not subject to a motion for rehearing, new trial, bill of review, or appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED on this 28th day of March, 2025.

Approved:

/s/ Robert M. Blend
Attorney for Petitioner


JUDGE PRESIDING

EXHIBIT "B"

LOT 35, IN BLOCK A, OF LAKESIDE LANDING TOWNHOMES, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82145, PAGE 235, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.; and having the street address of 2306 Northlake Court, Irving, Texas.

FILED

2025 JUL 10 AM 11:17

NOTICE OF FORECLOSURE SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS

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 OR 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: TRACT 1:

BEING A TRACT OF LAND SITUATED IN THE GEORGE O. PEALER SURVEY, ABSTRACT NO. 1138, IN THE CITY OF IRVING, DALLAS COUNTY, TEXAS AND BEING PART OF LOT 20 OF OAKLAND HEIGHTS, ON ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 3, MAP RECORDS, DALLAS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO KAMINISKI HOLDINGS, INC. BY DEED RECORDED IN VOLUME 2004103, PAGE 10739, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT SET IN CONCRETE IN THE NORTH RIGHT-OF-WAY LINE OF SOUTHTREES STREET (50 FOOT PRIVATE RIGHT-OF-WAY), SAID POINT BEING AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TOMMIE LEE TUCKER, JR. BY DEED RECORDED IN VOLUME 85244, PAGE 2640, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHTREES STREET, A DISTANCE OF 51.00 FEET TO A 1 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO FABIAN ALFREDO NARVAEZ BY DEED RECORDED IN VOLUME 94016, PAGE 156, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 43 MINUTES 06 SECONDS EAST, ALONG THE EAST PROPERTY LINE OF SAID NARVAEZ TRACT, A DISTANCE OF 118.00 FEET TO A 5/8 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED (DCA INC) IN THE SOUTH PROPERTY LINE OF A TRACT OF LAND CONVEYED TO MICHAEL J. BEZEREDI AND WIFE, ELIZABETH BEZEREDI BY DEED RECORDED IN VOLUME 2000221, PAGE 4097, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 31 MINUTES 49 SECONDS EAST, ALONG THE SOUTH PROPERLY LINE OF SAID BEZEREDI TRACT, A DISTANCE OF 51.00 FEET TO A 5/8 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED (DCA INC) AT THE NORTHWEST CORNER OF SAID TUCKER TRACT;

THENCE SOUTH 00 DEGREES 43 MINUTES 06 SECONDS WEST, ALONG THE WEST PROPERTY LINE OF SAID TUCKER TRACT, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,016.70 SQUARE FEET OR 0.1381 ACRES OF LAND.

COMMONLY KNOWN AS 1607 SOUTHTREES STREET, IRVING, TX 75060.

TRACT 2:

LOT 6 IN BLOCK 18/6584, OF GASTON PARK SECOND SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 18, PAGE 225, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

COMMONLY KNOWN AS 11726 ABSTON LN, DALLAS, TX 75218.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/12/2020 and recorded in Document 2020-202000322970 real property records of Dallas County, Texas.

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

Date: 08/05/2025

Time: 01:00 PM


Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

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.

5. Obligations Secured. The Deed of Trust executed by XYLO HQ LLC, ALPHA SERIES, provides that it secures the payment of the indebtedness in the original principal amount of \$325,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 7/10/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.