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FILED

THE STATE OF TEXAS )

COUNTY OF DALLAS )

**Notice of Foreclosure Sale** 2025 JUL 14 PM 1:47

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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

Date: July 11, 2025

Deed of Trust ("Deed of Trust"):

Dated: November 9, 2017

Grantor: Ernesto Mendez and Binza Mendez, a married couple

Trustee: Louis I. Rosales Jr. and/or Nicholas R. Veach

Lender: Martin Perez and Judy Wynell Perez, a married couple

Recorded In: The Real Property Records of Dallas County, Texas, bearing Instrument No. 201700319865

Secures: Without limitation, that certain Promissory Note dated November 9, 2017, in the original principal amount of \$115,000.00, executed by Grantor, as subsequently amended (the "Note").

Property: The real property Lot 12, in Block 1, of Plymouth Park No. 5, An Addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Volume 25, Page 161, Map/Plat Records, Dallas County, Texas;

Said property more commonly known as 2408 Roger Williams Dr. Irving, Texas 75061

Substitute Trustee: David L. Campbell

Substitute Trustees'

Address: Two Lincoln Centre  
5420 LBJ Freeway, Suite 1900  
Dallas, Texas 75240

Whereas, default has occurred in the payment of the indebtedness evidenced by the Note and other indebtedness secured by the Deed of Trust ("Indebtedness"), and such Indebtedness remains wholly due and payable, and Lender, the current owner and holder of the Note and Deed of Trust, has authorized and directed the Substitute Trustee to post, file and mail appropriate notice and to sell the Property for application against the Indebtedness.

Now, Therefore, Notice is given that the Substitute Trustee will begin to sell the Property on Tuesday, August 5, 2025, between the hours of 1:00 p.m. and 4:00 p.m. Central Daylight Time at the Dallas County Courthouse located at 600 Commerce Street, Dallas, Texas 75202, or at such other location as may be designated by the Dallas County Commissioners' Court. The earliest time at which the sale will begin is 1:00 p.m. Central Standard Time

The 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 bid against the Indebtedness owed pursuant to the Note. Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. 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.

Pursuant to the Deed of Trust, the Lender has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

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

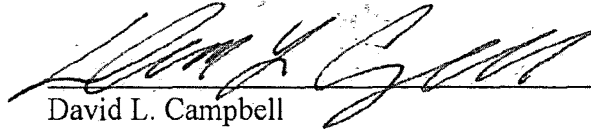
Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions will be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

**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.**

*[Signature Pages Follow]*

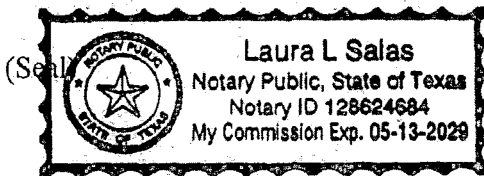
This Notice of Foreclosure Sale is executed this 11th day of July 2025.

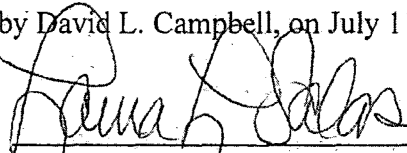
**Substitute Trustee:**

  
David L. Campbell

STATE OF TEXAS           )  
  )  
COUNTY OF DALLAS       )

Subscribed and Sworn to before me by David L. Campbell, on July 11, 2025.



  
Notary Public, State of Texas  
Commission Expires: 5/13/29

After Recording, Return To:  
David L. Campbell  
Underwood Perkins, P.C.  
Two Lincoln Centre  
5420 LBJ Freeway, Suite 1900  
Dallas, Texas 75240

## NOTICE OF FORECLOSURE SALE

### Deed of Trust:

Dated: May 22, 2024  
Grantor: AQUATONE POOLS INC, A TEXAS CORPORATION  
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 #2024-202400105418**, recorded on May 24, 2024, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas  
Secures: **Promissory Note** ("Note") in the original principal amount of \$255,000.00, executed by AQUATONE POOLS INC, A TEXAS CORPORATION ("Borrower") and payable to the order of Lender  
Maturity Date: May 1, 2025

### Legal Description:

Lot 31, Block 28, of Fifth Installment of Northwest Park, an addition to the City of Irving, Dallas County, Texas, According to the Map or Plat thereof Recorded in Volume 921, Page 1575 of the Map and/or Plat Records of Dallas County, Texas.

; and more commonly known as **3814 Old Faithful Ct, Irving, Texas 75062**

### 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 ASSESSMENT LIEN SALE**

2025 JUL 15 PM 2:38

STATE OF TEXAS

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COUNTY OF DALLAS

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

WHEREAS, on or about February 4, 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 David E. Newman and Rheameka Collins, the present owners of said real property, to Coventry Village Association (the "Association"); and

WHEREAS, the said David E. Newman and Rheameka Collins have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, 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 176, Building N, and it appurtenant undivided interest in and to the general and limited common elements of Coventry Village, a condominium regime in the City of Irving, Dallas County, Texas, according to the Condominium Declaration, recorded in/under Volume 78143, Page 3395, Real Property Records, Dallas County, Texas, together with any and all amendments and/or supplements thereto (1819 Grauwlyer Road Unit 176)

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

COVENTRY VILLAGE ASSOCIATION

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

Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500

Dallas, Texas 75219

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

FILED

**NOTICE OF ASSESSMENT LIEN SALE** 25 JUL 15 PM 2:37

STATE OF TEXAS

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JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

COUNTY OF DALLAS

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

WHEREAS, on or about February 12, 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 Linh Ngoc Tran, the present owner of said real property, to Coventry Village Association (the "Association"); and

WHEREAS, the said Linh Ngoc Tran 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 101, Building A, Coventry Village Condominiums, a condominium regime in the City of Irving, Dallas County, Texas, according to the declaration filed for record on July 26, 1978, and recorded in Volume 78143, Page 3395, in Volume 81007, Page 2229, Real Property 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 the limited common elements appurtenant to said unit and building, all as described in said declaration. (1801 E. Grauwlyer Road Unit 101)

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

COVENTRY VILLAGE ASSOCIATION

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

Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500

Dallas, Texas 75219

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



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FILED

**NOTICE OF ASSESSMENT LIEN SALE**

2025 JUL 15 PM 2:37

STATE OF TEXAS                   §  
  §  
COUNTY OF DALLAS           §

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

WHEREAS, on or about February 12, 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 Ameerah Rounds and Rosanna Forbes, the present owners of said real property, to Coventry Village Association (the "Association"); and

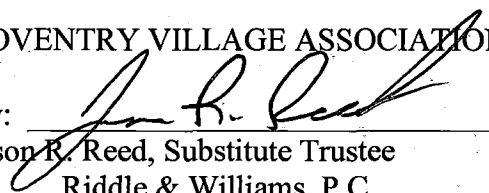
WHEREAS, the said Ameerah Rounds and Rosanna Forbes have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, 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 182, Building O, of Coventry Village, a Condominium regime in the City of Irving, Dallas County, Texas, according for the declaration thereof recorded in Volume 78143, Page 3395 of the Condominium Records, Dallas County, Texas, together with first amendment thereto recorded in Volume 81007, Page 2229 of the Condominium Records of Dallas County, Texas, together with percent interest in the common elements appurtenant thereto. (1821 East Grauwyler Road, Unit 182)

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

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

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

\_\_\_\_\_

FILED

**NOTICE OF ASSESSMENT LIEN SALE**

JUL 15 PM 2:37

STATE OF TEXAS

§

COUNTY OF DALLAS

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JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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

WHEREAS, on or about February 7, 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 Canh Quang Tran and Thi Hai Tran, the present owners of said real property, to Coventry Village Association (the "Association"); and

WHEREAS, the said Canh Quang Tran and Thi Hai Tran have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, 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 126, Building D, and its appurtenant undivided interest in and to the general and limited common elements of Coventry Village Project, a condominium apartment project situated in the City of Irving, Dallas County, Texas, according to the condominium declaration, recorded in Volume 78143, Page 3395, Condominium Records, Dallas County, Texas. (1807 E. Grauwylers Road Unit 126)

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

COVENTRY VILLAGE ASSOCIATION

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

Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500

Dallas, Texas 75219

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

**NOTICE OF ASSESSMENT LIEN SALE**

FILED JUL 15 PM 2:37

STATE OF TEXAS

§

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

COUNTY OF DALLAS

§

§

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

WHEREAS, on or about February 12, 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 Karen Roberts, the present owner of said real property, to Coventry Village Association (the "Association"); and

WHEREAS, the said Karen Roberts 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 111, Building B, together with an undivided interest in the appurtenant common element of Coventry Village, a Condominium Regime situated in the City of Irving, Dallas County, Texas, according to the Condominium Declaration, recorded in Volume 78143, Page 3395, Condominium Records of Dallas County, Texas (1803 E. Grauwlyer Road Unit 111)

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

COVENTRY VILLAGE ASSOCIATION

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

Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500

Dallas, Texas 75219

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

18

FILED

**NOTICE OF ASSESSMENT LIEN SALE**

2025 JUL 15 PM 2:37

STATE OF TEXAS                   §  
  §  
COUNTY OF DALLAS           §

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

WHEREAS, on or about February 4, 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 Aboubacar Bah, the present owner of said real property, to Coventry Village Association (the "Association"); and

WHEREAS, the said Aboubacar Bah 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 130, Building E, of Coventry Village, a Condominium Regime in the City of Irving, Dallas County, Texas, according to the Declaration thereof recorded in Volume 78143, Page 3395, Official Public Records, Dallas County, Texas; amendment filed January 13, 1981 recorded in Volume 81007, Page 2229, Official Public Records of Dallas County, Texas; together with an undivided percent ownership interest in and to the General Common Elements of the Condominium Project, together with the Limited Common Elements appurtenant thereto. (1809 E. Grauwyler Road #130)

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

COVENTRY VILLAGE ASSOCIATION

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

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

FILED

**Notice of Foreclosure Sale**

2025 JUL 15 AM 11:18

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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

**Deed of Trust ("Deed of Trust"):**

**Dated:** November 6, 2024

**Grantor:** XFG Properties LLC, a Texas limited liability company

**Trustee:** Ronald K. Ballard

**Lender:** Pruny, LLC

**Current Holder:** Pruny, LLC

**Recorded in:** Deed of Trust, Dallas County, Texas as instrument number 202400227275.

**Legal Description:** Lot 49, in Block 13, of PLAYMOUTH PARK ADDITION NO. 3, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Volume 19, Page 43 of the Map/Plat Records of Dallas County, Texas;

Commonly known as: 1933 Standish Dr., Irving Texas 76061;

**Secures:** Secured Promissory Note ("Note") in the original principal amount of \$245,000.00, executed by XFG Properties LLC, a Texas limited liability company, ("Borrower") and payable to the order of Lender, now held by Pruny, LLC.

**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.

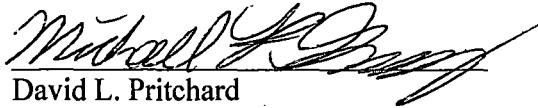
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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 15, 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

FILED

2025 JUL 15 AM 11:18

### Notice of Foreclosure Sale

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

**Deed of Trust ("Deed of Trust"):**

**Dated:** November 6, 2024

**Grantor:** XFG Properties LLC, a Texas limited liability company

**Trustee:** Ronald K. Ballard

**Lender:** Equity Trust Company Custodian FBO Ronald K Ballard IRA, 50% Undivided Interest; AND Equity Trust Company Custodian FBO Melinda Jean Hartnett IRA, 50% Undivided Interest

**Current Holder:** Equity Trust Company Custodian FBO Ronald K Ballard IRA, 50% Undivided Interest; AND Equity Trust Company Custodian FBO Melinda Jean Hartnett IRA, 50% Undivided Interest

**Recorded in:** Deed of Trust, Dallas County, Texas as instrument number 202400227244.

**Legal Description:** Lot 6, in Block A, of GARDEN OAKS ADDITION, REVISED, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Volume 19, Page 97, Map/Plat Records, Dallas County, Texas;

Commonly known as: 409 Wilson St., Irving, TX 75061;

**Secures:** Secured Promissory Note ("Note") in the original principal amount of \$185,000.00, executed by XFG Properties LLC, a Texas limited liability company, ("Borrower") and payable to the order of Lender, now held by Equity Trust Company Custodian FBO Ronald K Ballard IRA, 50% Undivided Interest; AND Equity Trust Company Custodian FBO Melinda Jean Hartnett IRA, 50% Undivided Interest.

**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.

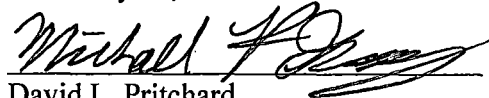
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and 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 15, 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

FILED

2025 JUL 15 AM 11:18

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

### Notice of Foreclosure Sale

#### Deed of Trust ("Deed of Trust"):

**Dated:** November 6, 2024

**Grantor:** XFG 259 LLC, a Texas limited liability company

**Trustee:** Ronald K. Ballard

**Lender:** Pruny, LLC

**Current Holder:** Pruny, LLC

**Recorded in:** Deed of Trust, Dallas County, Texas as instrument number 202400227261.

**Legal Description:** Lot 23, in Block 8, of WESTWOOD PARK, FIRST INSTALLMENT, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Volume 21, Page 245, of the Map/Plat Records of Dallas County, Texas;

Commonly known as: 1720 Waldrop St. Irving, Texas 75061;

**Secures:** Secured Promissory Note ("Note") in the original principal amount of \$220,000.00, executed by XFG 259 LLC, a Texas limited liability company, ("Borrower") and payable to the order of Lender, now held by Pruny, LLC.

**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 15, 2025



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Michael P. Gomez

Attorney for Mortgagee

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