

3321 CASTLE DR
ROWLETT, TX 75089

00000010418861

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: August 05, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 14, 2023 and recorded in Document INSTRUMENT NO. 202300188964 real property records of DALLAS County, Texas, with HOMES NOW LLC AND AARON MARSH, grantor(s) and DOUBLE BACKFLIP, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HOMES NOW LLC AND AARON MARSH, securing the payment of the indebtednesses in the original principal amount of \$640,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF SG ALTERNATIVE TITLE TRUST 2024-RTL4 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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

c/o SALUDA GRADE MORTGAGE FUNDING LLC
8180 E. KAISER BLVD
ANAHEIM, CA 92808

2025 JUN 26 AM 10:24
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY



3321 CASTLE DR
ROWLETT, TX 75089

00000010418861

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

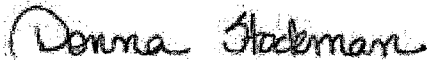
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6/26/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 6/26/25

3321 CASTLE DR
ROWLETT, TX 75089

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DALLAS

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE RICHARD COPELAND SURVEY, ABSTRACT NO. 229, IN DALLAS COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED IN DEED TO FREDDY L. MARTINEZ, RECORDED IN VOLUME 95239, PAGE 4513, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH YELLOW CAPPED IRON ROD SET FOR CORNER IN THE NORTHWEST LINE OF CASTLE DRIVE, AT THE EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FRED L. STERNBERG AND CHERYL STERNBERG, RECORDED IN VOLUME 2003241, PAGE 7234 (D.R.D.C.T.) AND AT THE SOUTH CORNER OF SAID MARTINEZ TRACT;

THENCE NORTH 44 DEGREES 34 MINUTES 23 SECONDS WEST, A DISTANCE OF 178.50 FEET TO AN "X" FOUND FOR CORNER IN THE NORTHEAST LINE OF SAID STERNBERG TRACT, AT THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN C. MEEKS AND E. KAY MEEKS, RECORDED IN VOLUME 81217, PAGE 1045 (D.R.D.C.T.);

THENCE NORTH 44 DEGREES 53 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHEAST LINE OF SAID MEEKS TRACT, AT THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN C. MEEKS AND ELIZABETH A. MEEKS, RECORDED IN VOLUME 63191, PAGE 4557 (D.R.D.C.T.);

THENCE SOUTH 45 DEGREES 46 MINUTES 26 SECONDS EAST, A DISTANCE OF 163.70 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SAID NORTHWEST LINE OF CASTLE DRIVE, AT THE SOUTH CORNER OF SAID MEEKS TRACT (VOLUME 96191, PAGE 4557);

THENCE SOUTH 44 DEGREES 54 MINUTES 32 SECONDS WEST, WITH THE SAID NORTHWEST LINE OF CASTLE DRIVE, A DISTANCE OF 98.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 19 DEGREES 15 MINUTES 26 SECONDS WEST, WITH THE SAID NORTHWEST LINE OF CASTLE DRIVE, A DISTANCE OF 33.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 43 DEGREES 59 MINUTES 06 SECONDS WEST, WITH THE SAID NORTHWEST LINE OF CASTLE DRIVE, A DISTANCE OF 25.30 FEET TO THE PLACE OF BEGINNING AND CONTAINING 25,417 SQUARE FEET OR 0.58 OF AN ACRE OF LAND.

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: August 11, 2023	Original Mortgagor/Grantor: KASHAWN B. CRUELL
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS:), AS NOMINEE FOR NATIONS LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONS LENDING CORPORATION
Recorded in: Volume: N/A Page: N/A Instrument No: 202300162442	Property County: DALLAS
Mortgage Servicer: LOANCARE LLC	Mortgage Servicer's Address: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

* 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.

Secures: Note in the original principal amount of \$417,302.00, executed by KASHAWN CRUELL and payable to the order of Lender.

Property Address/Mailing Address: 3225 TURTLE CREEK BLVD, DALLAS, TX 75219

Legal Description of Property to be Sold: BEING THE FOLLOWING REAL PROPERTY OF THE RENAISSANCE ON TURTLE CREEK CONDOMINIUM, A CONDOMINIUM CREATED PURSUANT TO THE CONDOMINIUM DECLARATION AND MAP RECORDED IN VOLUME 2002230, PAGE 6012, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, AS AFFECTED BY AMENDMENT FILED 08/28/2003, RECORDED IN VOLUME 2003169, PAGE 49, AS AFFECTED BY SECOND AMENDMENT FILED 06/07/2006, RECORDED IN CC# 200600206331, AS AFFECTED BY SECOND AMENDMENT FILED 02/08/2007, RECORDED IN CC# 20070049615, AS AFFECTED BY AMENDMENT FILED 09/24/2013, RECORDED IN CC# 201300302212, AS AFFECTED BY CORRECTION INSTRUMENT FILED 06/27/2014, RECORDED IN CC# 201400161420, AS AFFECTED BY AMENDMENT FILED 03/27/2015, RECORDED IN CC# 201500075281, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, COVERING A BUILDING AND LAND LOCATED IN DALLAS COUNTY, TEXAS AND DESCRIBED IN SUCH DECLARATION, TOGETHER WITH AN UNDIVIDED INTEREST, APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED BELOW, IN AND TO THE COMMON ELEMENTS IN THE PERCENTAGE DESIGNATED FOR THE RESIDENTIAL UNIT ON EXHIBIT "B" ATTACHED TO THE DECLARATION:
RESIDENTIAL UNIT: UNIT 1706, BUILDING A.

Date of Sale: August 5, 2025	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.



FILED

2025 JUN 26 AM 11:52
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPT. OF COUNTY CLERK

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONS LENDING CORPORATION*, the owner and holder of the Note, has requested John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC whose address is 1 Mauchly Irvine, CA 92618 OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, or Luis Terrazas whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, or Payton Hreha whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *NATIONS LENDING CORPORATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC whose address is 1 Mauchly Irvine, CA 92618 OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, or Luis Terrazas whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, or Payton Hreha whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC whose address is 1 Mauchly Irvine, CA 92618 OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, or Luis Terrazas whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, or Payton Hreha whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.


SUBSTITUTE TRUSTEE

John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, or Luis Terrazas OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, or Payton Hreha, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

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 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: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN DALLAS COUNTY, TEXAS, AND BEING PART OF BLOCK 9, OF THE FIRST INSTALLMENT OF FRUITDALE ACRES, AN ADDITION TO THE TOWN OF FRUITDALE, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 3, PAGE 4, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; ALSO BEING PART OF THAT CERTAIN LAND CONVEYED TO V.J. CHARBA BY DEED DATED JULY 28, 1925, AND RECORDED IN VOLUME 1250, PAGE 85 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LINFIELD DRIVE, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES THOMAS STEWART AND WIFE, MAJORIE ANN STEWART BY DEED RECORDED IN VOLUME 68118, PAGE 251 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 30 DEGREES 42 MINUTES 50 SECONDS WEST WITH THE WEST LINE OF SAID STEWART TRACT, A DISTANCE OF 213.60 FEET TO ITS NORTHWEST CORNER;

THENCE SOUTH 60 DEGREES 00 MINUTES WEST, A DISTANCE OF 108.60 FEET TO A POINT IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO DOUGLAS C. CHARBA BY DEED RECORDED IN VOLUME 4050, PAGE 354, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 30 DEGREES 42 MINUTES 50 SECONDS EAST WITH THE EAST LINE OF SAID CHARBA TRACT, A DISTANCE OF 213.60 FEET TO A POINT IN THE NORTH LINE OF LINFIELD DRIVE;

THENCE NORTH 60 DEGREES 00 MINUTES EAST WITH THE NORTH LINE OF LINFIELD DRIVE, A DISTANCE OF 108.60 FEET TO THE PLACE OF BEGINNING, AND BEING KNOWN AS 2931 LINFIELD DRIVE.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/21/2005 and recorded in Document 200503625473 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 CHRISTINE HAYES, provides that it secures the payment of the indebtedness in the original principal amount of \$172,500.00, 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, as trustee of Waterfall Victoria III-NB Grantor Trust is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust National Association, as trustee of Waterfall Victoria III-NB Grantor Trust c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 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 6/26/25 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.

FILED
JUN 26 AM 10:22
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

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 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: BEING A TRACT OR PARCEL OF LAND SITUATED IN THE W.M. CROW SURVEY, ABSTRACT NO. 298 AND BEING LOT OR TRACT 24, VALLEY VIEW RANCH OF OAK CLIFF RANCH, AN ADDITION IN DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 5, PAGE 434, MAP RECORDS, DALLAS COUNTY, TEXAS, NOW A PART OF BLOCK 6961 OF COUNTY OF DALLAS, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO DALLAS COUNTY AS RECORDED IN VOLUME 73157, PAGE 1137, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE NORTHEAST CORNER OF SAID LOT 24, SAME BEING IN THE WEST LINE OF GUADALUPE AVENUE, (50 FEET WIDE);

THENCE SOUTH ALONG THE WEST LINE OF GUADALUPE AVENUE, A DISTANCE OF 440.0 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 24;

THENCE SOUTH 89 DEGREES 40 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 24, A DISTANCE OF 558.0 FEET TO A 1/2 INCH IRON ROD SET IN THE EAST LINE OF SOUTH COCKRELL HILL ROAD, AS ESTABLISHED BY RIGHT OF WAY DEED TO COUNTY OF DALLAS, RECORDED IN VOLUME 73157, PAGE 1137, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH ALONG THE SAID EAST LINE OF SOUTH COCKRELL HILL ROAD, A DISTANCE OF 440.0 FEET TO A 1/2 INCH IRON ROD SET IN THE NORTH LINE OF SAID LOT 24;

THENCE NORTH 89 DEGREES 40 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF LOT 24, A DISTANCE OF 588.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 258,716 SQUARE FEET OR 5.9393 ACRES OF LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/24/2023 and recorded in Document 2023-202300057396 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 PARKER & PARKER REAL ESTATE, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$1,080,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Metropolitan Tower Life Insurance Company 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 Metropolitan Tower Life Insurance Company 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 6/26/25 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.

FILED
2025 JUN 26 AM 10:22
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
TX
BY 

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 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: BEING THE FOLLOWING REAL PROPERTY OF PARKSIDE CEDAR SPRINGS CONDOMINIUMS, A CONDOMINIUM CREATED PURSUANT TO THE CONDOMINIUM DECLARATION AND MAP RECORDED IN CC# 20070075580, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, COVERING A BUILDING AND LAND LOCATED IN DALLAS COUNTY, TEXAS AND DESCRIBED IN SUCH DECLARATION, TOGETHER WITH AN UNDIVIDED INTEREST, APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED BELOW, IN AND TO THE COMMON ELEMENTS IN THE PERCENTAGE DESIGNATED FOR THE RESIDENTIAL UNIT ON EXHIBIT "C" ATTACHED TO THE DECLARATION:

RESIDENTIAL UNIT: UNIT 6H, BUILDING 6

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/10/2021 and recorded in Document 202100370616 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: 10:00 AM

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 MANUEL CHAD CUMMINS, provides that it secures the payment of the indebtedness in the original principal amount of \$148,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Fifth Third Bank N.A. is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Fifth Third Bank N.A. c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 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.auction.com or (800) 280-2832

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 7/3/25 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.

BY
JHS
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2025 JUL -3 AM 9:54