

STATE OF TEXAS

COUNTY OF DALLAS

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§

FILED

2025 JUL 14 PM 12:54

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Property:** Sec "Exhibit A"  
**Street Address:** 5975 Shannon Road, Mesquite, TX 75181

**County:** Dallas County, Texas

**Note:** **Date:** September 25, 2023  
**Original Principal Amount:** THREE HUNDRED EIGHTY-SEVEN THOUSAND, AND NO/100 DOLLARS (\$387,000.00)  
**Borrowers:** Jose Guadalupe Cazarez Meza  
**Original Lender:** Pixel Mortgage LLC, a Texas limited liability company  
**Current Lender:** WillFull Properties, LLC, a Texas limited liability company  
**Maturity Date:** October 1, 2053

**Deed of Trust:** **Date:** September 25, 2023  
**Grantor:** Jose Guadalupe Cazarez Meza  
**Original Mortgagee:** Pixel Mortgage LLC, a Texas limited liability company  
**Current Mortgagee:** WillFull Properties LLC, a Texas limited liability company  
**Trustee:** Jonathan Towell  
**Recording Information:** Document No 202300197449 Real Property Records of Dallas County, Texas

**Date of Sale (first Tuesday of month):** August 5, 2025

**Time of Sale:** 10:00 am, and no later than 3 hours after that time

**Place of Sale:** North side of the George Allen Courts Building Facing Commerce Street or at the place(s) designated by the Dallas County Commissioners Office pursuant to Texas Property Code § 51.002(a)

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.

**Appointment of Substitute Trustee** WillFull Properties, LLC a Texas limited liability company as Mortgagee has appointed Carter Bowers, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon and/or Payton Hreha as Substitute Trustee under the Deed of Trust for purposes

of this sale. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

**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.**

**Terms of Sale.** Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. If the Lender for any reason postpones, withdraws, or reschedules the sale, the Substitute Trustee need not appear at the date, time, and place of the scheduled sale to announce such postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refileing may be after the date originally scheduled for this sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**GIBSON & SHEEN, PLLC**  
13914 Indiana Ave., Suite 100  
Lubbock, TX 79423  
Telephone: (806) 696-3302  
carter@wtxlawyers.com

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



**Carter Bowers**  
Attorney at Law  
Substitute Trustee

### Exhibit A

Being a tract of land in the Samuel Haught Survey, Abstract No. 567, Dallas County, Texas, and being a tract of land described in deed to Miguel Vargas, by deed recorded in Instrument Number 201400200638, Deed Records, Dallas County, Texas, (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, being in the being in the Southwest line of Shannon Road and being at the Southeast corner of a tract of land described in deed to Johnny Noska and Elizabeth Noska, husband and wife, by deed recorded in Volume 2003185, Page 3699, (D.R.D.C.T.) and being at the Northeast corner of that tract herein described;

THENCE South 15 degrees 40 minutes 16 seconds East, a distance of 179.87 feet to a 3/8 inch iron rod found for corner, being at the North corner of a tract of land described in deed to said Miguel Vargas, also known as Tract I;

THENCE South 66 degrees 58 minutes 54 seconds West, a distance of 565.63 feet to a point for corner, being at an East corner of a tract of land described in deed to Donald Bishop, by deed recorded in Volume 92163, Page 3229, (D.R.D.C.T.);

THENCE North 62 degrees 37 minutes 13 seconds West, a distance of 21.80 feet to a point for corner;

THENCE North 13 degrees 22 minutes 13 seconds West, a distance of 48.30 feet to a point for corner;

THENCE North 48 degrees 22 minutes 13 seconds West, a distance of 92.70 feet to a point for corner;

THENCE North 21 degrees 27 minutes 47 seconds East, a distance of 58.50 feet to a point for corner;

THENCE North 35 degrees 07 minutes 47 seconds East, a distance of 135.20 feet to a point for corner;

THENCE North 15 degrees 22 minutes 13 seconds West, a distance of 35.50 feet to a point for corner, being at the Southwest corner of the aforesaid Noska tract;

THENCE North 80 degrees 58 minutes 50 seconds East, a distance of 488.07 feet to the PLACE OF BEGINNING and containing 140,534 square feet or 3.23 acres of land.

**NOTICE OF FORECLOSURE SALE**

2025 JUL 14 PM 12:55

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

**Deed of Trust:**

Dated: July 27, 2016  
Grantor: TRAMAIN WHITE, a single person  
Trustee: Matthew C. Aycock, Esq.  
Lender: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company  
Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company  
Recorded: Instrument #201600217629, recorded on August 8, 2016, in the official Real Property (Deed) Records of DALLAS County, Texas  
Secures: Promissory Note ("Note") dated July 27, 2016, in the original principal amount of \$30,000.00, executed by TRAMAIN WHITE ("Borrower") and payable to the order of Lender, and later extended by recorded Instrument #202200140744  
Maturity Date: January 27, 2017

**Modification, Renewal,  
and Extension Agreement:**

Instrument #202200140744, effective as of May 13, 2022, and recorded on May 18, 2022, in the official Real Property (Deed) Records of DALLAS County, Texas  
New Maturity Date: October 11, 2022

**Legal Description:**

UNIT NO. 102 IN BUILDING "N" AND THE .203072 PERCENT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF THE RICHLAND TRACE CONDOMINIUMS, A CONDOMINIUM REGIME ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED IN VOLUME 80239, PAGE 9, AND THE FIRST AMENDMENT THERETO RECORDED IN VOLUME 81119, PAGE 3385, AND THE SECOND AMENDMENT VOLUME 82224, PAGE 3121 AND SUPPLEMENTAL DECLARATIONS OF MERGER AND ANNEXATION THERETO RECORDED IN VOLUME 81006, PAGE 2969; VOLUME 81114, PAGE 665; VOLUME 81177, PAGE 0253, AND VOLUME 83099, PAGE 1292, EACH OF SAID INSTRUMENTS BEING RECORDED IN THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, and more commonly known as 9827 Walnut St., Unit/Apt. # N102, Dallas, Texas 75243.

**FORECLOSURE SALE:**

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



hours thereafter.

Place: ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE DALLAS COUNTY COMMISSIONERS COURT

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

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

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

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

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

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

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

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

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

**SUBSTITUTE TRUSTEE:**



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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** July 11, 2025

**NOTE:** Real Estate Note described as follows:

Date: August 9, 2023  
Maker: Wildcat Lending Fund One, LP  
Payee: One in a Mill LLC  
Original Principal Amount: \$308,000.00

**DEED OF TRUST:**

Date: August 9, 2023  
Grantor: One in a Mill LLC  
Trustee: Michael E. Gillman  
Beneficiary: Wildcat Lending Fund One, LP  
Recorded: Doc. No. 202300161963 in the real property records of Dallas County, Texas

**LENDER:** Wildcat Lending Fund One, LP

**BORROWER:** One in a Mill LLC

**PROPERTY:** The real property described as follows:

LOT 7, IN BLOCK 17, OF MEADOWBROOK ESTATES ADDITION, SECOND INSTALLMENT, AN ADDITION TO DESOTO, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 73074, PAGE 2184, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEES:**

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton  
4600 Fuller Ave., Suite 400  
Irving, Texas 75038

FILED  
2025 JUL 14 PM 12:55  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY



4847929

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

Date: August 5, 2025

Time: To commence at 1:00 p.m., or within three (3) hours after that time

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**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.**

**RECITALS**

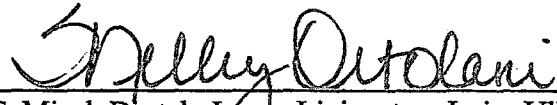
Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee's sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.



EXECUTED as of July 11, 2025.

A handwritten signature in cursive script, reading "Shelley Ortolani", written in black ink.

T. Micah Dortch, Lance Livingston, Luisa Ulluela,  
Shelley Ortolani, Mary Mancuso, Michele Hreha,  
Francesca Ortolani, Guy Wiggs, David Stockman,  
Brenda Wiggs, Donna Stockman, Janet Pinder,  
Brandy Bacon, Michelle Schwartz, Jamie Dworsky,  
Angela Cooper, Carol Dunmon, Payton Hreha, Jeff  
Benton

PREPARED IN THE LAW OFFICE OF:  
Dortch Lindstrom Livingston Law Group  
2613 Dallas Parkway, Suite 220  
Plano, Texas 75093

FILED

2025 JUL 15 PM 12:44

**NOTICE OF SALE**

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

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

In accordance with:

- (1) the authority conferred upon **Grand Treviso Condominium Association, Inc.** by those certain instruments entitled: *Condominium Declaration for Grand Treviso Condominiums* which is filed in the Official Public Records of Real Property of Dallas County, Texas, under Dallas County Clerk's File Number 2984447, and all amendments and supplements to the above referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];
- (2) the lien created in the Declaration in favor of **Grand Treviso Condominium Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and
- (3) the deed recorded in the Official Public Records of Real Property of Dallas County, Texas conveying the property described below to Malcolm R. Gage Jr.;

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

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

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

**UNIT 228 OF GRAND TREVISO CONDOMINIUMS, A CONDOMINIUM PROJECT IN DALLAS COUNTY, TEXAS; TOGETHER WITH THE LIMITED COMMON ELEMENTS AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS DEFINED IN THE DECLARATION RECORDED IN**

VOLUME 2004141, PAGE 61, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS; more commonly known as 330 E. Las Colinas Blvd., Unit 228, Dallas, TX 75039

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

**Grand Treviso Condominium Association, Inc.**

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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE GRAND TREVISO CONDOMINIUM ASSOCIATION, INC.**

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

7/14/2025

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

Signed by:

*Oscar Becerra*

67B1E9E31FD647E

Oscar Becerra, Leah Burton, Andrew L. Martinez, Hisamitsu Shinoda and/or Brady Ortego, Agent and Trustee for **Grand Treviso Condominium Association, Inc.**

THE STATE OF TEXAS

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COUNTY OF HARRIS

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

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

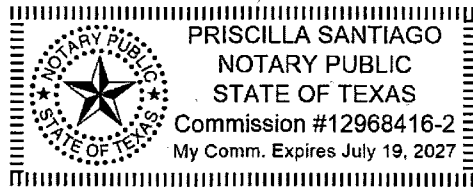
Signed by:

*Priscilla Santiago*

BB36174F50D64E4

Notary Public in and for the State of Texas

117244.00015





**Court Record Research, Inc.**

**Worksheet**

**2025.07.1046436**

## **Rush - TO BE COMPLETED ON OR BEFORE JULY 15, 2025**

Printed: Monday July 14, 2025 02:25 PM

Order Date: Monday July 14, 2025

Contact Name	Oscar Becerra	Added By	Christina Cruz
Client Matter	117244.00015		
Plaintiff	GRAND TREVISO CONDOMINIUM ASSOCIATION, INC		
Defendant Name	MALCOLM R. GAGE JR		
Cause			
Court			

Entity Being Served	DALLAS COUNTY COURTHOUSE
Service Address	500 ELM STREET, SUITE 2100
City State	DALLAS, TX 75202
Process Server	MAURICIO SEGOVIA
PS	

### **Manner**

**Posting to the front door**

Received Date Monday July 14, 2025

**Due Date Tuesday July 15, 2025**

Documents

NOTICE OF SALE

Notes

FILE AND POST AT COURTHOUSE ON OR BEFORE BEFORE JULY 15, 2025

**SERVICE INSTRUCTIONS \*\*MAKE ATTEMPTS ACCORDING TO OUR GUIDELINES\*\***

**FILE AND POST AT COURTHOUSE ON OR BEFORE BEFORE JULY 15, 2025**

**NOTICE OF ASSESSMENT LIEN SALE** 15 JUL 2:38

STATE OF TEXAS

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COUNTY OF DALLAS

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

WHEREAS, on or about October 30, 2024, 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 Xander & Idris Rentals LLC, the present owner of said real property, to Royal Oaks Association (the "Association"); and

WHEREAS, the said Xander & Idris Rentals LLC 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, Royal Oaks Condominiums, a condominium project in Dallas County, Texas; together with the limited common elements, including parking space no. 9, and an undivided interest and in to the general common elements, as defined in the Declaration recorded in Volume 70228, Page 1, Condominium Records, Dallas County, Texas, amended in Volume 95229, Page 2221, Real Property Records, and in Clerk's File No. 20190042212, Official Public Records, Dallas County, Texas (7832 Royal Lane, #101)

2025 JUL 15 PM 2:38

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY \_\_\_\_\_

WITNESS my hand this 18th day of June, 2025

ROYAL OAKS 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**

STATE OF TEXAS

§

COUNTY OF DALLAS

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FILED  
JUL 15 PM 2:37  
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 Inamul Bari and Muhammed Bari, the present owners of said real property, to Coventry Village Association (the "Association"); and

WHEREAS, the said Inamul Bari and Muhammed Bari 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 124, Building D, and the space encompassed by the boundaries thereof; and an undivided 89 percent ownership interest in and to the General Common Elements of the Condominium Project, together with the limited common elements appurtenant thereto. (1807 E. Grauwlyer Road Unit 124)

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**

STATE OF TEXAS

§

COUNTY OF DALLAS

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2025 JUL 15 PM 2:37

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

WHEREAS, on or about March 27, 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 Patrick Stacey, the present owner of said real property, to The Villas at Valley Ranch Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Patrick Stacey 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;

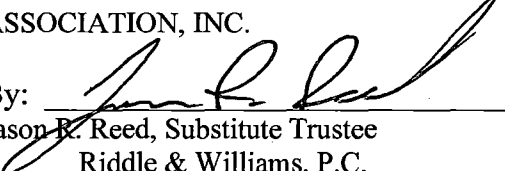
NOW, THEREFORE, notice is hereby given that on Tuesday, August 5, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, 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 192, Building W, Being the following real property of THE Villas at Valley Ranch, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 84209, Page 989, Condominium Records of Dallas County, Texas, as affected by First Supplemental Declaration filed 01/24/1985, recorded in Volume 85017, Page 3430; Correction Instrument to the Declaration filed 02/22/1985, recorded in Volume 85038, Page 1821; Second Supplemental Declaration filed 09/04/1985, recorded in Volume 85173, Page 2351; Supplement to Declaration and Master Deed filed 12/18/1985, recorded in Volume 85246, Page 5733; Amendment No. 1 to the Declaration and Master Deed filed 12/18/1985, recorded in Volume 85246, Page 5739, 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 (549 Ranch Trail Road, Unit 192W)

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

THE VILLAS AT VALLEY RANCH HOMEOWNERS  
ASSOCIATION, INC.

By:   
Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.  
3811 Turtle Creek Blvd, Suite 500  
Dallas, Texas 75219

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



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

§

2025 JUL 15 PM 12:07

COUNTY OF DALLAS

§

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## DEED OF TRUST:

Date: March 25, 2022  
 Grantor: Alex Jin Tang Hui and Hannah Trotman  
 Original Beneficiary: Cadence Bank  
 Trustee: Charles J. Pignuolo  
 Recording Info: Clerk's File No. 202200085989 of the Real Property Records of Dallas County, Texas

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

CURRENT BENEFICIARY: Cadence Bank

SUBSTITUTE TRUSTEE: David Garvin and/or Jeff Benton and/or Brandy Bacon and/or Michelle Schwartz and/or Guy Wiggs and/or David Stockman and/or Donna Stockman and/or Janet Pinder and/or Jamie Dworsky and/or Angela Cooper and/or Kelly Goddard and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471


PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

DATE OF SALE: Tuesday, August 5, 2025  
 TIME OF SALE: No earlier than 11:00 AM and to be concluded within three hours of such time.  
 PLACE OF SALE: In the area designated by the Dallas County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Dallas County Courthouse, or, if there is no such entrance, then at the west wall of the Dallas County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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

DATED: July 14, 2025



David Garvin and/or Jeff Benton and/or Brandy Bacon and/or Michelle Schwartz and/or Guy Wiggs and/or David Stockman and/or Donna Stockman and/or Janet Pinder and/or Jamie Dworsky and/or Angela Cooper and/or Kelly Goddard and/or Bruce M. Badger and/or Travis C. Badger  
 Substitute Trustee

**PREPARED BY:**  
**BADGER LAW** PLLC  
 3400 Ave. H, Second Floor  
 Rosenberg, TX 77471

## EXHIBIT "A"

Being the following real property of THE WOODS ON PARK LANE, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 82073, Page 1140, 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 721, Building G