

**NOTICE OF FORECLOSURE SALE
("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.

DATE OF NOTICE: November 10, 2025

**INSTRUMENT TO BE
FORECLOSED:** Deed of Trust ("Deed of Trust")

DATED: September 5, 2023

GRANTOR: Milton Pereira & Leila Bolainez

TRUSTEE: Sean A. Clemmensen, Esq.

LENDER: Southern Hills Property Group LLC

**CURRENT
HOLDER:** Southern Hills Property Group LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 202300185889 of the real property records of Dallas County, Texas.

**LEGAL DESCRIPTION &
PROPERTY TO BE SOLD:**

BEING LOT 2 IN BLOCK 13/6866 OF HIGHLAND HILLS ADDITION, SECOND INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 36, PAGE 191 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

FILED
2025 NOV 10 PM 1:24
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY UH DEPUTY

(MORE COMMONLY KNOWN AS: 3808 BLACK OAK, DALLAS, TEXAS 75241)

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Milton Pereira & Leila Bolainez, securing the payment of the indebtedness in the original principal amount of \$157,500.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note.** Southern Hills Property Group LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: December 2, 2025

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE L. ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.001 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE*

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 the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro AND/OR Joseph Juarez

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, Southern Hills Property Group LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is

hereby given of Southern Hills Property Group LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Southern Hills Property Group LLC'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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Southern Hills Property Group LLC, 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 Southern Hills Property Group LLC. 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, any Trustee or 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 Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229

Phone: 972-708-4425

Fax: 972-521-6413

Notice Pursuant to Section 51.0025 of the Texas Property Code

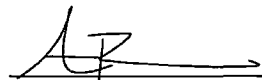
DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Southern Hills Property Group LLC. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Southern Hills Property Group LLC. Contact information for DIA Servicing, LLC, may be found below:

**DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229**

Phone: 1.844.222.9450 or 972.708.4425

Email: info@diaservicingtx.com

Renfro Law, PLLC



By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

CERTIFICATION OF MAILING

Milton Alexander Pereira Cruz
Leila Migdalia Bolainez
3808 Black Oak
Dallas, Texas 75241

DATE SENT: NOVEMBER 10, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-0767-8280-74

BY: AP

Milton Alexander Pereira Cruz
Leila Migdalia Bolainez
1352 Woodburn Trail
Dallas, Texas 75241

DATE SENT: NOVEMBER 10, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-0767-8280-81

BY: AP

I HEREBY CERTIFY THAT ON NOVEMBER 10, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.

AP
Ashleigh Renfro

**NOTICE OF FORECLOSURE SALE
("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.

DATE OF NOTICE: November 10, 2025

**INSTRUMENT TO BE
FORECLOSED:** Deed of Trust ("Deed of Trust")

DATED: November 30, 2023

GRANTOR: Alejandro Galindo Gonzalez & Yaneth Noemi Galdamez Saucedo

TRUSTEE: Teresa A. Myers

LENDER: Southern Hills Property Group, LLC

**CURRENT
HOLDER:** Southern Hills Property Group, LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 202300244120 of the real property records of Dallas County, Texas.

**LEGAL DESCRIPTION &
PROPERTY TO BE SOLD:**

LOT 11, BLOCK 5/6857, OF CORRIGAN GARDENS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 199, OF THE MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.

FILED

2025 NOV 10 PM 1:24

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY [Signature] COUNTY

(MORE COMMONLY KNOWN AS: 5160 CARDIFF STREET, DALLAS, TEXAS 75241)

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Alejandro Galindo Gonzalez & Yaneth Noemi Galdamez Saucedo, securing the payment of the indebtedness in the original principal amount of \$207,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note**. Southern Hills Property Group, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: December 2, 2025

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE L. ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.001 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE*

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 the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Joseph Juarez

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, Southern Hills Property Group, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Southern Hills Property Group, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Southern Hills Property Group, LLC'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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Southern Hills Property Group, LLC, 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 Southern Hills Property Group, LLC. 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, any Trustee or 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 Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road

Dallas, Texas 75229
Phone: 972-708-4425
Fax: 972-521-6413

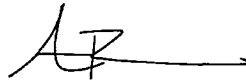
Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Southern Hills Property Group, LLC. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Southern Hills Property Group, LLC. Contact information for DIA Servicing, LLC, may be found below:

**DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229**

**Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com**

Renfro Law, PLLC



By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

CERTIFICATION OF MAILING

Alejandro Galindo Gonzalez
Yaneth Noemi Galdamez Saucedo
5160 Cardiff Street
Dallas, Texas 75241

DATE SENT: NOVEMBER 10, 2025

VIA USPS FIRST-CLASS MAIL &

VIA CMRRR #9589-0710-5270-0767-8280-98

BY: AP

Alejandro Galindo Gonzalez
Yaneth Noemi Galdamez Saucedo
5700 S. Horseshoe Bend
San Antonio, Texas 78288

DATE SENT: NOVEMBER 10, 2025

VIA USPS FIRST-CLASS MAIL &

VIA CMRRR #9589-0710-5270-0767-8281-04

BY: AP

I HEREBY CERTIFY THAT ON NOVEMBER 10, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.

AP
Ashleigh Renfro

**NOTICE OF FORECLOSURE SALE
("SUBSTITUTE TRUSTEE'S" SALE)**

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DATE OF NOTICE: November 10, 2025

**INSTRUMENT TO BE
FORECLOSED:** Deed of Trust ("Deed of Trust")

DATED: February 1, 2022

GRANTOR: Milton Alexander Pereira Cruz & Leila Migdalia Bolainez

TRUSTEE: Derek Hausheer

LENDER: Southern Hills Property Group, LLC

**CURRENT
HOLDER:** Southern Hills Property Group, LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 202200035239 of the real property records of Dallas County, Texas.

**LEGAL DESCRIPTION &
PROPERTY TO BE SOLD:**

BEING LOT 20, BLOCK 9/6899, GLENVIEW NO. 22, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 48, PAGE 185, MAP RECORDS, DALLAS COUNTY, TEXAS.

**(MORE COMMONLY KNOWN AS: 1352
WOODBURN TRAIL, DALLAS, TEXAS 75241)**

2025 NOV 10 PM 1:24
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY: MA DEPUTY

FILED

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Milton Alexander Pereira Cruz & Leila Migdalia Bolainez, securing the payment of the indebtedness in the original principal amount of \$175,500.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note**. Southern Hills Property Group, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: December 2, 2025

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE L. ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.001 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE*

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 the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro AND/OR Joseph Juarez

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, Southern Hills Property Group, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is

hereby given of Southern Hills Property Group, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Southern Hills Property Group, LLC'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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Southern Hills Property Group, LLC, 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 Southern Hills Property Group, LLC. 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, any Trustee or 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 Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229

Phone: 972-708-4425

Fax: 972-521-6413

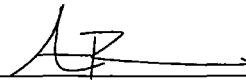
Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Southern Hills Property Group, LLC. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Southern Hills Property Group, LLC. Contact information for DIA Servicing, LLC, may be found below:

**DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229**

**Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com**

Renfro Law, PLLC



By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

CERTIFICATION OF MAILING

Milton Alexander Pereira Cruz
Leila Migdalia Bolainez
1352 Woodburn Trail
Dallas, Texas 75241

DATE SENT: NOVEMBER 10, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR # 9589-0710-5270-0767-8279-78

BY: AP

Milton Alexander Pereira Cruz
Leila Migdalia Bolainez
3808 Black Oak
Dallas, Texas 75241

DATE SENT: NOVEMBER 10, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR # 9589-0710-5270-0767-8281-11

BY: AP

I HEREBY CERTIFY THAT ON NOVEMBER 10, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.

AP
Ashleigh Renfro

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**STATE OF TEXAS §
 §
COUNTY OF DALLAS §**

FILED
2025 NOV 10 PM 12:42
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Date: November 10, 2025

Borrower: NORTEX REDIMIX, LLC

Borrower's Address: 10850 Luna Road, Dallas, Texas 75220 and PO Box 541793,
Dallas, Texas 75220

Grantor: ALMC Recycling Ventures, LLC

Grantor's Address: 10850 Luna Road, Dallas, Texas 75220 and PO Box 542404,
Dallas, Texas 75354

Holder: Vista Bank

Holder's Address: 1300 Summit Avenue, Suite 100, Fort Worth, Texas 76102

Substitute Trustees: H. Brandon Jones and Cash Barker

Substitute Trustees' Address: 420 Throckmorton Street, Suite 1000
Fort Worth, Texas 76102

Deed of Trust: Deed of Trust, With Security Agreement and Assignment of
Rents

Date: as of September 8, 2023

Grantor: ALMC Recycling Ventures, LLC a Texas limited liability
company

Lender: Vista Bank

Trustee: Troy Stegemoeller

Secures: All Obligations described in the Deed of Trust, including but not limited to the Promissory Note, dated as of September 8, 2023 in the principal amount of \$5,000,000.00, executed by Borrower, payable to the order of Lender and currently held by Holder, and all other debts of Grantor owed to Lender.

Recording: Recorded September 13, 2023, in the Official Public Records of Dallas County, Texas, as Instrument No. 202300185239.

Property: All real property, improvements and personal property described as Property in the Deed of Trust (defined above); the legal description of the real property is also, for the sake of convenience only, described in Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: Tuesday, December 2, 2025

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. (which is the earliest time the sale will begin) and 1:00 p.m. local time.

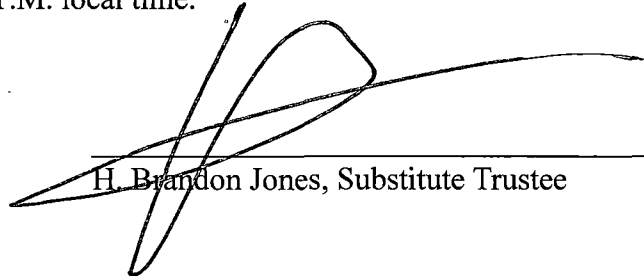
Place of Sale: The north side of the George Allen Courts Building (600 Commerce St., Dallas, Texas 75202) facing 600 Commerce Street below the overhang or as designated by the Dallas County Commissioners.

Holder has appointed H. Brandon Jones and Cash Barker as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust as the Promissory Note matured on its own terms and the borrower thereunder has failed and refused to pay the amounts owing thereunder. The indebtedness evidenced by the Promissory Note is wholly due and owing. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is further provided that Substitute Trustee and Holder may or may not simultaneously foreclose the first lien deed of trust foreclosing the lien(s) created by and under the deed of trust recorded on September 11, 2023 as document number 202300183340 in the Official Public Records of Dallas County. The Substitute Trustee reserves the right to foreclose the second lien and first lien separate or simultaneously and reserves the right to proceed with foreclosure of one lien but not the other.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, 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 OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 1:00 P.M. local time.



H. Brandon Jones, Substitute Trustee

EXHIBIT A

(Real Property Description)

Being a tract of land situated in the William Babbett Survey, Abstract No. 155, City of Dallas Block 8376, Dallas County, Texas, and being that same tract of land conveyed to LBL Luna Property, LLC, a Texas limited liability company, by Special Warranty Deed recorded in Instrument No. 201700295259, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod found at the Southeast corner of a tract of land conveyed Alma S. Jackson et al, described as Tract 1, by Deed recorded in Volume 80139, Page 227, Deed Records, Dallas County, Texas, said point being on the West right-of-way line of St. Louis and San Francisco Railroad Company (100 foot right-of-way);

THENCE South 08 degrees 06 minutes 36 seconds West, along said West right-of-way line of railroad, a distance of 870.15 feet to a 1/2 inch iron rod with orange cap stamped "P&C 100817" found at the Northeast corner of a tract of land conveyed to West Shield Partners, LLC, a Texas limited liability company, by Deed recorded in Instrument No. 201700054042, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 06 minutes 35 seconds West, along the North line of said West Shield tract, a distance of 433.29 feet to a point for corner;

THENCE South 88 degrees 57 minutes 17 seconds West, continuing along said North line of West Shield tract, a distance of 678.60 feet to a 1/2 inch iron rod with orange cap stamped "P&C 100817" found at the Northwest corner of said West Shield tract, said point begin on the East line of a tract of land conveyed to Donald Luna by Deed recorded in Volume 89250, Page 3346, Deed Records, Dallas County, Texas;

THENCE North 01 degrees 07 minutes 47 seconds West, along said East line of Luna tract, a distance of 371.01 feet to a point for corner at the Northeast corner of said Luna tract;

THENCE South 88 degrees 55 minutes 20 seconds West, along the North line of said Luna tract, a distance of 301.07 feet to a point for corner at the Northwest corner of said Luna tract, said point being on the East right-of-way line of Luna Road (public right-of-way);

THENCE traversing along said East right-of-way line of Luna Road as follows:

North 00 degrees 25 minutes 00 seconds West, a distance of 60.00 feet to a point for corner from which a 1/2 inch iron rod found for witness bears North 35 degrees 05 minutes 13 seconds West, a distance of 3.08 feet;

North 05 degrees 07 minutes 00 seconds East, a distance of 280.00 feet to a point for corner;

North 15 degrees 21 minutes 22 seconds East, a distance of 171.00 feet to a point for corner

at the Southwest corner of aforementioned Jackson tract, from which a 1/2 inch iron rod found for witness, bears North 06 degrees 02 minutes 56 seconds West, a distance of 3.85 feet;

THENCE North 88 degrees 57 minutes 03 seconds East, along the South line of said Jackson tract, a distance of 224.50 feet to a point for corner;

THENCE North 89 degrees 39 minutes 39 seconds East, continuing along said South line of Jackson tract, a distance of 1,248.55 feet to the Point of Beginning and containing 1,161,466 square feet or 26.66 acres of land, more or less.

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF DALLAS

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Date: November 10, 2025

Borrower: ALMC Recycling Ventures, LLC

Borrower's Address: 10850 Luna Road; Dallas, Texas 75220 and PO Box 542404,
Dallas, Texas 75354

Grantor: ALMC Recycling Ventures, LLC

Grantor's Address: 10850 Luna Road, Dallas, Texas 75220 and PO Box 542404,
Dallas, Texas 75354

Holder: Vista Bank

Holder's Address: 1300 Summit Avenue, Suite 100, Fort Worth, Texas 76102

Substitute Trustees: H. Brandon Jones and Cash Barker

Substitute Trustees' Address: 420 Throckmorton Street, Suite 1000
Fort Worth, Texas 76102

Deed of Trust: Deed of Trust, With Security Agreement and Assignment of
Rents

Date: as of September 8, 2023

Grantor: ALMC Recycling Ventures, LLC a Texas limited liability
company

Lender: Vista Bank

Trustee: Troy Stegemoeller

FILED
2025 NOV 10 PM 12:42
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Secures: All Obligations described in the Deed of Trust, including but not limited to the Promissory Note, dated as of September 8, 2023 in the principal amount of \$5,000,000.00, executed by Borrower, payable to the order of Lender and currently held by Holder, and all other debts of Grantor owed to Lender.

Recording: Recorded September 11, 2023, in the Official Public Records of Dallas County, Texas, as Instrument No. 202300183340.

Property: All real property, improvements and fixtures described as Real Property in the Deed of Trust (defined above); the legal description of the real property is also, for the sake of convenience only, described in Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the Foreclosure Sale will cover all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: Tuesday, December 2, 2025

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. (which is the earliest time the sale will begin) and 1:00 p.m. local time.

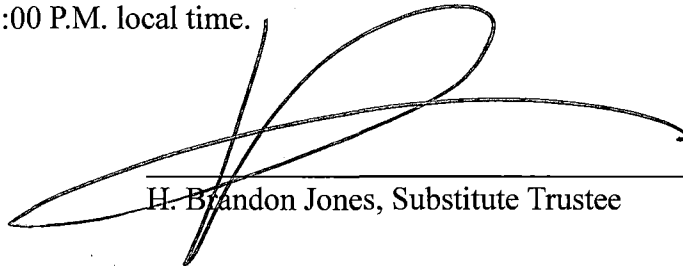
Place of Sale: The north side of the George Allen Courts Building (600 Commerce St., Dallas, Texas 75202) facing 600 Commerce Street below the overhang or as designated by the Dallas County Commissioners.

Holder has appointed H. Brandon Jones and Cash Barker as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust as the Promissory Note matured on its own terms and the borrower thereunder has failed and refused to pay the amounts owing thereunder. The indebtedness evidenced by the Promissory Note is wholly due and owing. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

Notice is further provided that Substitute Trustee and Holder may or may not simultaneously foreclose the second lien deed of trust foreclosing the lien(s) created by and under the deed of trust recorded on September 13, 2023 as document number 202300185239 in the Official Public Records of Dallas County. The Substitute Trustee reserves the right to foreclose

the second lien and first lien separate or simultaneously and reserves the right to proceed with foreclosure of one lien but not the other.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, 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 OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 1:00 P.M. local time.



H. Brandon Jones, Substitute Trustee

EXHIBIT A

(Real Property Description)

Being a tract of land situated in the William Babbett Survey, Abstract No. 155, City of Dallas Block 8376, Dallas County, Texas, and being that same tract of land conveyed to LBI Luna Property, LLC, a Texas limited liability company, by Special Warranty Deed recorded in Instrument No. 201700295259, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod found at the Southeast corner of a tract of land conveyed Alma S. Jackson et al, described as Tract 1, by Deed recorded in Volume 80139, Page 227, Deed Records, Dallas County, Texas, said point being on the West right-of-way line of St. Louis and San Francisco Railroad Company (100 foot right-of-way);

THENCE South 08 degrees 06 minutes 36 seconds West, along said West right-of-way line of railroad, a distance of 870.15 feet to a 1/2 inch iron rod with orange cap stamped "P&C 100817" found at the Northeast corner of a tract of land conveyed to West Shield Partners, LLC, a Texas limited liability company, by Deed recorded in Instrument No. 201700054042, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 06 minutes 35 seconds West, along the North line of said West Shield tract, a distance of 433.29 feet to a point for corner;

THENCE South 88 degrees 57 minutes 17 seconds West, continuing along said North line of West Shield tract, a distance of 678.60 feet to a 1/2 inch iron rod with orange cap stamped "P&C 100817" found at the Northwest corner of said West Shield tract, said point begin on the East line of a tract of land conveyed to Donald Luna by Deed recorded in Volume 89250, Page 3346, Deed Records, Dallas County, Texas;

THENCE North 01 degrees 07 minutes 47 seconds West, along said East line of Luna tract, a distance of 371.01 feet to a point for corner at the Northeast corner of said Luna tract;

THENCE South 88 degrees 55 minutes 20 seconds West, along the North line of said Luna tract, a distance of 301.07 feet to a point for corner at the Northwest corner of said Luna tract, said point being on the East right-of-way line of Luna Road (public right-of-way);

THENCE traversing along said East right-of-way line of Luna Road as follows:

North 00 degrees 25 minutes 00 seconds West, a distance of 60.00 feet to a point for corner from which a 1/2 inch iron rod found for witness bears North 35 degrees 05 minutes 13 seconds West, a distance of 3.08 feet;

North 05 degrees 07 minutes 00 seconds East, a distance of 280.00 feet to a point for corner;

North 15 degrees 21 minutes 22 seconds East, a distance of 171.00 feet to a point for corner

at the Southwest corner of aforementioned Jackson tract, from which a 1/2 inch iron rod found for witness, bears North 06 degrees 02 minutes 56 seconds West, a distance of 3.85 feet;

THENCE North 88 degrees 57 minutes 03 seconds East, along the South line of said Jackson tract, a distance of 224.50 feet to a point for corner;

THENCE North 89 degrees 39 minutes 39 seconds East, continuing along said South line of Jackson tract, a distance of 1,248.55 feet to the Point of Beginning and containing 1,161,466 square feet or 26.66 acres of land, more or less.

25TX255-0060
4018 KOSTNER AVE., DALLAS, TX 75216

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 5 IN BLOCK G/4867 OF BELMEADE ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4, PAGE 63, MAP RECORDS, DALLAS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated August 15, 2024 and recorded on September 4, 2024 as Instrument Number 202400177746 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

December 02, 2025, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by RISE REAL ESTATE INVESTMENTS LLC secures the repayment of a Note dated August 15, 2024 in the amount of \$141,525.00. BOOMERANG FINANCE SUB-REIT LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
RECEIVED
2025 NOV 10 AM 11:33

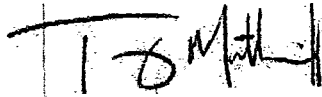


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Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, ServiceLink Agency Sales and Posting, LLC, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 10, 2025

SUBSTITUTE TRUSTEE: 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 BROWN, CAROL DUNMON, PAYTON HREHA, JEFF BENTON, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: February 24, 2025

Grantor: M. EVERETT ENDEAVORS, LLC a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 320
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202500041355, Official Public
Records, Dallas County, Texas

Property:

Lot 38, in Block 2248, of ERVAY PLACE ADDITION, an addition to the City of Dallas, Dallas County, Texas, according the map or plat thereof recorded in/under Volume 1, Page 443, of the Map Records of Dallas County, Texas.

NOTE:

Date: February 24, 2025

Amount: \$443,000.00

Debtor: M. EVERETT ENDEAVORS, LLC a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:



Tuesday, December 2, 2025, at 1:00 p.m.

PLACE OF 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 Commissioners Court.

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.

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

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 (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.



BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

STATE OF TEXAS

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§
§

KNOW ALL MEN

COUNTY OF DALLAS

BY THESE PRESENTS

**NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE
(505 GREEN COVE LN.)**

NOTIFICATION DATE: NOVEMBER 10, 2025

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. Property.

The property to be sold is described as follows (collectively, the "Property"): certain real property (and interests therein) located in Dallas County, Texas, as more specifically described in Exhibit "A" attached hereto and incorporated herein for all purposes, and all other Mortgaged Property (as defined in Exhibit "A" attached hereto).

2. Deed of Trust.

The instrument to be foreclosed is that certain Deed of Trust and Assignment of Rents, executed by F.A.N 1 RE HOLDINGS LLC, a Texas limited liability company ("Grantor"), dated as of January 3, 2025, to Moses, Palmer & Howell, L.L.P., Trustee, for the benefit of PAJ Enterprises, LLC, a foreign limited liability company dba PAJ Fund I, LLC ("Lender"), and recorded under Instrument No. 202500004766 of the Deed Records of Dallas County, Texas (the "Deed of Trust"), which Deed of Trust secures certain indebtedness described therein, including, but not limited to, that certain Promissory Note in the original principal amount of \$297,000.00 dated January 3, 2025, executed by Grantor and payable to the order of Lender (the "Note").

3. Foreclosure Sale.

The Property will be sold at a foreclosure sale as permitted by the Texas Property Code and the Texas Business and Commerce Code to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, December 2, 2025.

FILED
2025 NOV 10 PM 2:02
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY My DEPUTY

Time: The sale will begin no earlier than 10:00 a.m. (Central Standard Time) or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m. (Central Standard Time).

Place: The area outside on the north side of the George L. Allen, Sr. Courts Building facing Commerce Street below the overhang, located at 600 Commerce Street, Dallas, Texas 75202, as designated by the Commissioners Court of Dallas County, Texas, or, if the preceding area is no longer the designated area, the area most recently designated by the Commissioners Court of Dallas County.

4. Trustee and Substitute Trustee.

Moses, Palmer & Howell, L.L.P. is named as the original Trustee under the Deed of Trust. By Appointment of Substitute Trustees dated November 6, 2025, Lender has appointed each of Michael Gillman, Emily Bowlin, Luke Hampton and Carolina Paine as a Substitute Trustee under the Deed of Trust, said appointment being in a manner authorized by the Deed of Trust. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale, and any of the foregoing substitute trustees may, acting alone, act under the Deed of Trust pursuant to the terms thereof.

5. Event of Default.

An event of default has occurred under the Note and Deed of Trust. The Note matured on July 3, 2025 and is immediately due and payable. As of the date of this Notice of Substitute Trustee's Foreclosure Sale, Lender has not received payment in full of the Note, and the event of default continues. Therefore, Lender has requested that a Substitute Trustee sell the Property to satisfy the Note and the other indebtedness due under the Deed of Trust.

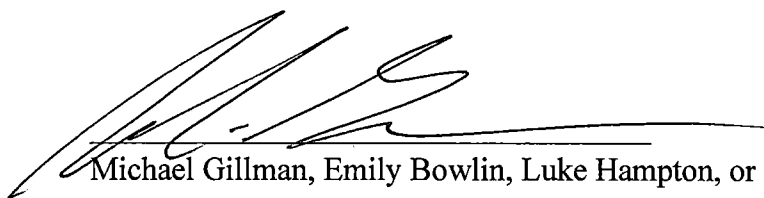
6. Terms of Sale.

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, Lender has the right to direct any Substitute Trustee to sell the Property as an entirety or in parcels. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in AS IS condition, without any express or implied warranties, except as to the warranties of title by Grantor, if any, provided for under the Deed of Trust. Lender may enter a credit bid against the indebtedness.

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

Lender may postpone, withdraw, or reschedule the sale for another day. In such event, no Substitute Trustee is required to appear at the date, time, and place of such sale to announce such postponement, withdrawal, or rescheduling.

Questions concerning the sale may be directed to Michael Gillman, a Substitute Trustee, at the contact information listed below.

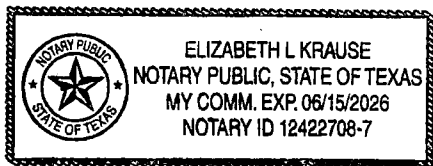


Michael Gillman, Emily Bowlin, Luke Hampton, or
Carolina Paine
Substitute Trustee

c/o Gray Reed & McGraw LLP
1601 Elm Street
Suite 4600
Dallas, Texas 75201
Phone: (469) 320-6048

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this the 16th day of November, 2025, by Michael Gillman, in his capacity as a Substitute Trustee under the Deed of Trust.



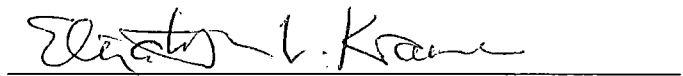

Notary Public in and for the State of Texas

Exhibit "A"

Mortgaged Property

Property in the County of Dallas, State of Texas, described as:

Lot 17, Block 11/6912, of Third Section of Glen Oaks Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Map, of the Map Records of Dallas County, Texas.

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, appurtenances and fixtures now or hereafter a part of the Property, and all rents, issues and profits thereof.

STATE OF TEXAS

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§
§

KNOW ALL MEN

COUNTY OF DALLAS

BY THESE PRESENTS

**NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE
(1918 SOMERSET AVE.)**

NOTIFICATION DATE: NOVEMBER 10, 2025

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. Property.

The property to be sold is described as follows (collectively, the "Property"): certain real property (and interests therein) located in Dallas County, Texas, as more specifically described in Exhibit "A" attached hereto and incorporated herein for all purposes, and all other Mortgaged Property (as defined in Exhibit "A" attached hereto).

2. Deed of Trust.

The instrument to be foreclosed is that certain Deed of Trust and Assignment of Rents, executed by F.A.N 1 RE HOLDINGS LLC, a Texas limited liability company ("Grantor"), dated as of January 30, 2025, to Moses, Palmer & Howell, L.L.P., Trustee, for the benefit of PAJ Enterprises, LLC, a foreign limited liability company dba PAJ Fund I, LLC ("Lender"), and recorded under Instrument No. 202500034527 of the Deed Records of Dallas County, Texas (the "Deed of Trust"), which Deed of Trust secures certain indebtedness described therein, including, but not limited to, that certain Promissory Note in the original principal amount of \$175,000.00 dated January 30, 2025, executed by Grantor and payable to the order of Lender (the "Note").

3. Foreclosure Sale.

The Property will be sold at a foreclosure sale as permitted by the Texas Property Code and the Texas Business and Commerce Code to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, December 2, 2025.

FILED
2025 NOV 10 PM 2:02
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY my DEPUTY

Time: The sale will begin no earlier than 10:00 a.m. (Central Standard Time) or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m. (Central Standard Time).

Place: The area outside on the north side of the George L. Allen, Sr. Courts Building facing Commerce Street below the overhang, located at 600 Commerce Street, Dallas, Texas 75202, as designated by the Commissioners Court of Dallas County, Texas, or, if the preceding area is no longer the designated area, the area most recently designated by the Commissioners Court of Dallas County.

4. Trustee and Substitute Trustee.

Moses, Palmer & Howell, L.L.P. is named as the original Trustee under the Deed of Trust. By Appointment of Substitute Trustees dated November 6, 2025, Lender has appointed each of Michael Gillman, Emily Bowlin, Luke Hampton, and Carolina Paine as a Substitute Trustee under the Deed of Trust, said appointment being in a manner authorized by the Deed of Trust. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale, and any of the foregoing substitute trustees may, acting alone, act under the Deed of Trust pursuant to the terms thereof.

5. Event of Default.

An event of default has occurred under the Note and Deed of Trust. The Note matured on July 30, 2025 and is immediately due and payable. As of the date of this Notice of Substitute Trustee's Foreclosure Sale, Lender has not received payment in full of the Note, and the event of default continues. Therefore, Lender has requested that a Substitute Trustee sell the Property to satisfy the Note and the other indebtedness due under the Deed of Trust.

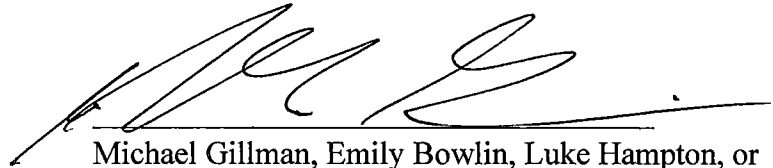
6. Terms of Sale.

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, Lender has the right to direct any Substitute Trustee to sell the Property as an entirety or in parcels. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in AS IS condition, without any express or implied warranties, except as to the warranties of title by Grantor, if any, provided for under the Deed of Trust. Lender may enter a credit bid against the indebtedness.

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

Lender may postpone, withdraw, or reschedule the sale for another day. In such event, no Substitute Trustee is required to appear at the date, time, and place of such sale to announce such postponement, withdrawal, or rescheduling.

Questions concerning the sale may be directed to Michael Gillman, a Substitute Trustee, at the contact information listed below.



Michael Gillman, Emily Bowlin, Luke Hampton, or
Carolina Paine
Substitute Trustee

c/o Gray Reed & McGraw LLP
1601 Elm Street
Suite 4600
Dallas, Texas 75201
Phone: (469) 320-6048

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this the 16th day of November, 2025, by Michael Gillman, in his capacity as a Substitute Trustee under the Deed of Trust.

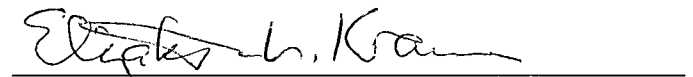
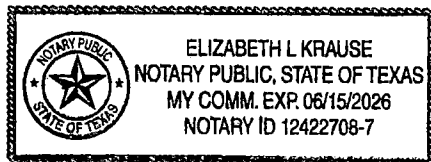

Notary Public in and for the State of Texas

Exhibit "A"

Mortgaged Property

Property in the County of Dallas, State of Texas, described as:

Lot M, Block 17/4737, of CEDAR CREST ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 4, Page 145, of the Map Records of Dallas County, Texas.

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, appurtenances and fixtures now or hereafter a part of the Property, and all rents, issues and profits thereof.

STATE OF TEXAS

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KNOW ALL MEN

COUNTY OF DALLAS

BY THESE PRESENTS

**NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE
(1515 E. MISSOURI AVE.)**

NOTIFICATION DATE: NOVEMBER 10, 2025

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. Property.

The property to be sold is described as follows (collectively, the "Property"): certain real property (and interests therein) located in Dallas County, Texas, as more specifically described in Exhibit "A" attached hereto and incorporated herein for all purposes, and all other Mortgaged Property (as defined in Exhibit "A" attached hereto).

2. Deed of Trust.

The instrument to be foreclosed is that certain Deed of Trust and Assignment of Rents, executed by F.A.N 1 RE HOLDINGS LLC, a Texas limited liability company ("Grantor"), dated as of November 5, 2024 to Moses, Palmer & Howell, L.L.P., Trustee, for the benefit of PAJ Enterprises, LLC, a foreign limited liability company dba PAJ Fund I, LLC ("Lender"), and recorded on November 8, 2024 under Instrument No. 202400227517 of the Deed Records of Dallas County, Texas (the "Deed of Trust"), which Deed of Trust secures certain indebtedness described therein, including, but not limited to, that certain Promissory Note in the original principal amount of \$120,000.00 dated November 5, 2024, executed by Grantor and payable to the order of Lender (the "Note").

3. Foreclosure Sale.

The Property will be sold at a foreclosure sale as permitted by the Texas Property Code and the Texas Business and Commerce Code to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, December 2, 2025.

FILED
2025 NOV 10 PM 2:02
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
MH DEPUTY

Time: The sale will begin no earlier than 10:00 a.m. (Central Standard Time) or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m. (Central Standard Time).

Place: The area outside on the north side of the George L. Allen, Sr. Courts Building facing Commerce Street below the overhang, located at 600 Commerce Street, Dallas, Texas 75202, as designated by the Commissioners Court of Dallas County, Texas, or, if the preceding area is no longer the designated area, the area most recently designated by the Commissioners Court of Dallas County.

4. Trustee and Substitute Trustee.

Moses, Palmer & Howell, L.L.P. is named as the original Trustee under the Deed of Trust. By Appointment of Substitute Trustees dated November 6, 2025, Lender has appointed each of Michael Gillman, Emily Bowlin, Luke Hampton, and Carolina Paine as a Substitute Trustee under the Deed of Trust, said appointment being in a manner authorized by the Deed of Trust. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale, and any of the foregoing substitute trustees may, acting alone, act under the Deed of Trust pursuant to the terms thereof.

5. Event of Default.

An event of default has occurred under the Note and Deed of Trust. The Note matured on May 5, 2025 and is immediately due and payable. As of the date of this Notice of Substitute Trustee's Foreclosure Sale, Lender has not received payment in full of the Note, and the event of default continues. Therefore, Lender has requested that a Substitute Trustee sell the Property to satisfy the Note and the other indebtedness due under the Deed of Trust.

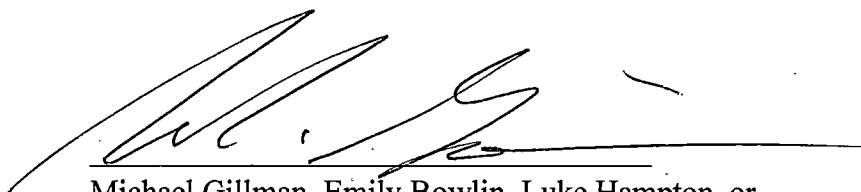
6. Terms of Sale.

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, Lender has the right to direct any Substitute Trustee to sell the Property as an entirety or in parcels. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in AS IS condition, without any express or implied warranties, except as to the warranties of title by Grantor, if any, provided for under the Deed of Trust. Lender may enter a credit bid against the indebtedness.

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

Lender may postpone, withdraw, or reschedule the sale for another day. In such event, no Substitute Trustee is required to appear at the date, time, and place of such sale to announce such postponement, withdrawal, or rescheduling.

Questions concerning the sale may be directed to Michael Gillman, a Substitute Trustee, at the contact information listed below.



Michael Gillman, Emily Bowlin, Luke Hampton, or
Carolina Paine
Substitute Trustee

c/o Gray Reed & McGraw LLP
1601 Elm Street
Suite 4600
Dallas, Texas 75201
Phone: (469) 320-6048

STATE OF TEXAS

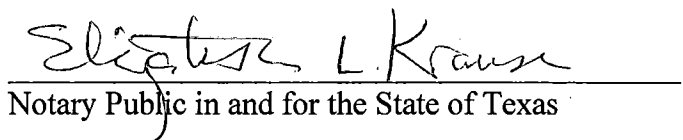
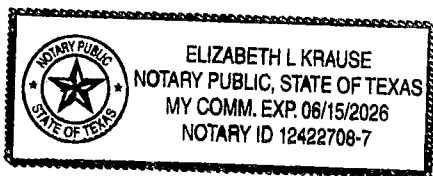
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COUNTY OF DALLAS

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This instrument was acknowledged before me on this the 10th day of November, 2025, by
Michael Gillman, in his capacity as a Substitute Trustee under the Deed of Trust.



Notary Public in and for the State of Texas

Exhibit "A"

Mortgaged Property

Property in the County of Dallas, State of Texas, described as:

Lot 32, in Block K, of Highlands Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Volume 2, Page 347, Map/Plat Records, Dallas County, Texas.

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, appurtenances and fixtures now or hereafter a part of the Property, and all rents, issues and profits thereof.

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 NOV 10 PM 1:59

DALLAS County

Deed of Trust Dated: October 23, 2006

Amount: \$57,170.20

Grantor(s): JUAN SALAS and JULIE G SALAS

Original Mortgagee: AMERICAN GENERAL FINANCIAL SERVICES

Current Mortgagee: FCI LENDER SERVICES

Mortgagee Address: FCI LENDER SERVICES, Attn: Loan Servicing Dept, P.O. Box 27370, Anaheim Hills, CA 92809-0112

Recording Information: Document No. 200600401081

Legal Description: LOT 1, BLOCK C/6237, BUCKNER HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 18, PAGE 363, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Date of Sale: December 2, 2025 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JOHN BEAZLEY OR LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, JOSHUA SANDERS, RAMIRO CUEVAS, MATTHEW HANSEN, WESLEY FOWLER-WILLIAMS, MICHELLE SCHWARTZ, GUY WIGGS, TIM LEWIS, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, DAVID STOCKMAN, BRENDA WIGGS, JEFF BENTON DENISE BOERNER, DONNA STOCKMAN, JOHN PHILLIP MARQUEZ, JANET PINDER, JAMIE DWORSKY, BRANDY BACON, KATHY ARRINGTON, CAROL DUNMON, JANE KLINE, PAYTON HREHA OR CHASITY LEWALLEN, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, LUIS TERRAZAS, BRUCE MILLER, DANIEL HART, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC., ANGELA BROWN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

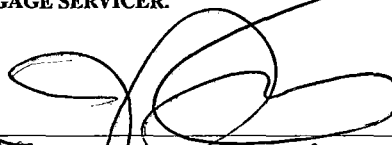
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-000412



Printed Name: _____

JOHN PHILLIP MARQUEZ
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 NOV 10 PM 1:50

WHEREAS, on or about March 20, 2025, L.G. Investing And Construction LLC, executed a Deed of Trust conveying to Nguyen and Sayabouasy Law Firm, Trustee, the real estate herein described to secure Flash Raise Funding, LLC in the payment of a debt therein described, said Deed of Trust being recorded on April 1, 2025, under Document Number 202500063450, in the Official Records of Dallas County, Texas; and

WHEREAS, Nguyen and Sayabouasy Law Firm has been removed as Trustee and Jeremy Wright has been appointed Substitute Trustee; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Time, and Place of Sale:

Date: Tuesday, the 2nd day of December, 2025.

Time: The foreclosure sale will occur between the hours of 10:00 a.m. and 4:00 p.m., provided, however, the sale will begin no earlier than 10:00 a.m. and no later than three hours thereafter.

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.

2. Property to be Sold:

Being Lot 14, Block A/8292, ROLLING CREEK FIRST INSTALLMENT, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 71154, Page 13, Map Records of Dallas County, Texas.

The foreclosure sale will be conducted as a public auction to the highest bidder for cash, except that Flash Raise Funding, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust at the time of the sale.

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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

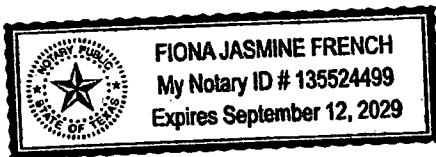
Pursuant to section 51.009 of the Texas Property Code, the property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

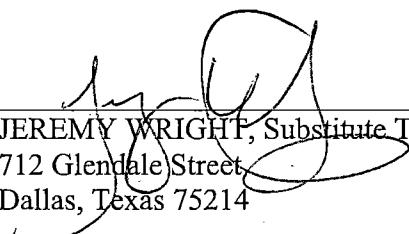
Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

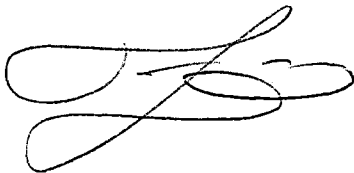
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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.

SIGNED on this 10th day of November, 2025.




JEREMY WRIGHT, Substitute Trustee
712 Glendale Street
Dallas, Texas 75214



FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 NOV 10 PM 1:30

DATE: November 10, 2025

PROMISSORY NOTE: Promissory Note, described as follows:

Date: January 24, 2023

Maker: HELB, LLC

Payee: South Central Mortgage, Inc., a Texas corporation, the assignee of First Guaranty Bank

Amount: \$3,000,000.00

DEED OF TRUST: Deed of Trust, described as follows

Original Date: July 14, 2023

Grantor: HELB, LLC

Original Trustee: Alton B. Lewis

Beneficiary: South Central Mortgage, Inc., a Texas corporation, the assignee of First Guaranty Bank

Recorded in: Filed of record as Instrument No. 202300140196, Official Public Records of Dallas County, Texas.

Additional Collateral: The Property is also subject to (i) that certain Assignment of Rents recorded under Clerk's File No. 202300140197, Official Public Records of Dallas County, Texas, and (ii) that certain Vendor's Lien recorded under Clerk's File No. 202300140195, Official Public Records of Dallas County, Texas.

LENDER: South Central Mortgage, Inc., the assignee of First Guaranty Bank

BORROWER: HELB, LLC

PROPERTY: The "Property" as described in the Deed of Trust and as described on **Exhibit A** attached hereto.

SUBSTITUTE TRUSTEE: Any of Barrett Leshner, Bryan Stevens, Jesse Beck, David Hammack and Riley Milligan

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

c/o Hallett & Perrin, P.C.
1445 Ross Avenue, Suite 2400
Dallas, Texas 75202

Attn: Any of Barrett Leshner, Bryan Stevens, Jesse Beck, David Hammack and Riley Milligan

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

Tuesday, December 2, 2025, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

At the George Allen Courts Building in Dallas County, Texas, located at 600 Commerce St, Dallas, Texas 75202, on the side of the building facing Commerce Street below the overhang, or in the area of the courthouse most recently designated by the Commissioners Court of Dallas County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Dallas County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust encumbers 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 (Texas UCC).

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, each Substitute Trustee, acting together or alone, or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with 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 which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning 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 is sold and conveyed "AS IS, WHERE IS", and WITH ALL FAULTS.

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.

ALTHOUGH SUBSTITUTE TRUSTEE(S) WAS PREVIOUSLY APPOINTED PURSUANT TO THE DEED OF TRUST AND THE TEXAS PROPERTY CODE, FOR AVOIDANCE OF DOUBT, THIS INSTRUMENT REAFFIRMS THAT APPOINTMENT AS FOLLOWS: THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN

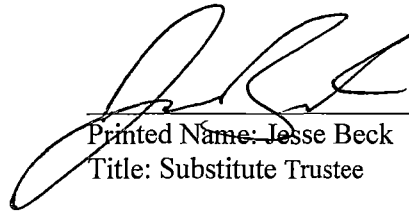
**THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR
AUTHORIZED AGENT OF THE LENDER/BENEFICIARY OF THE DEED OF TRUST.**

[Signature Page Follows]

EXHIBIT "A"
Property

Lot 4, Block F/2849, of Green Meadows Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 5, Page 147, Map Records of Dallas County, Texas.

EXECUTED BY THE UNDERSIGNED SUBSTITUTE TRUSTEE:



Printed Name: Jesse Beck
Title: Substitute Trustee

STATE OF TEXAS

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KNOW ALL MEN

COUNTY OF DALLAS

BY THESE PRESENTS

**NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE
(5707 MARBLEHEAD DR.)**

NOTIFICATION DATE: NOVEMBER 10, 2025

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. Property.

The property to be sold is described as follows (collectively, the "Property"): certain real property (and interests therein) located in Dallas County, Texas, as more specifically described in Exhibit "A" attached hereto and incorporated herein for all purposes, and all other Mortgaged Property (as defined in Exhibit "A" attached hereto).

2. Deed of Trust.

The instrument to be foreclosed is that certain Deed of Trust and Assignment of Rents, executed by F.A.N 1 RE HOLDINGS LLC, a Texas limited liability company ("Grantor"), dated as of November 5, 2024, to Moses, Palmer & Howell, L.L.P., Trustee, for the benefit of PAJ Enterprises, LLC, a foreign limited liability company dba PAJ Fund I, LLC ("Lender"), and recorded under Instrument No. 202400239863 of the Deed Records of Dallas County, Texas (the "Deed of Trust"), which Deed of Trust secures certain indebtedness described therein, including, but not limited to, that certain Promissory Note in the original principal amount of \$239,000.00 dated November 5, 2024, executed by Grantor and payable to the order of Lender (the "Note").

3. Foreclosure Sale.

The Property will be sold at a foreclosure sale as permitted by the Texas Property Code and the Texas Business and Commerce Code to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, December 2, 2025.

FILED
2025 NOV 10 PM 2:02
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MY PROPERTY

Time: The sale will begin no earlier than 10:00 a.m. (Central Standard Time) or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m. (Central Standard Time).

Place: The area outside on the north side of the George L. Allen, Sr. Courts Building facing Commerce Street below the overhang, located at 600 Commerce Street, Dallas, Texas 75202, as designated by the Commissioners Court of Dallas County, Texas, or, if the preceding area is no longer the designated area, the area most recently designated by the Commissioners Court of Dallas County.

4. Trustee and Substitute Trustee.

Moses, Palmer & Howell, L.L.P. is named as the original Trustee under the Deed of Trust. By Appointment of Substitute Trustees dated November 6, 2025, Lender has appointed each of Michael Gillman, Emily Bowlin, Luke Hampton, and Carolina Paine as a Substitute Trustee under the Deed of Trust, said appointment being in a manner authorized by the Deed of Trust. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale, and any of the foregoing substitute trustees may, acting alone, act under the Deed of Trust pursuant to the terms thereof.

5. Event of Default.

An event of default has occurred under the Note and Deed of Trust. The Note matured on May 5, 2025 and is immediately due and payable. As of the date of this Notice of Substitute Trustee's Foreclosure Sale, Lender has not received payment in full of the Note, and the event of default continues. Therefore, Lender has requested that a Substitute Trustee sell the Property to satisfy the Note and the other indebtedness due under the Deed of Trust.

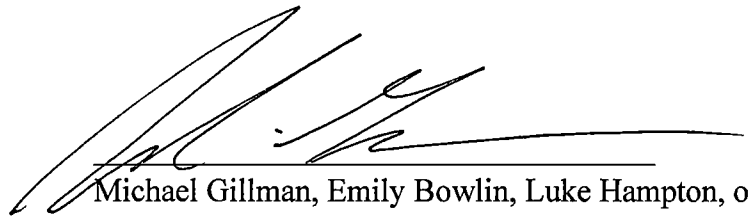
6. Terms of Sale.

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, Lender has the right to direct any Substitute Trustee to sell the Property as an entirety or in parcels. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in AS IS condition, without any express or implied warranties, except as to the warranties of title by Grantor, if any, provided for under the Deed of Trust. Lender may enter a credit bid against the indebtedness.

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

Lender may postpone, withdraw, or reschedule the sale for another day. In such event, no Substitute Trustee is required to appear at the date, time, and place of such sale to announce such postponement, withdrawal, or rescheduling.

Questions concerning the sale may be directed to Michael Gillman, a Substitute Trustee, at the contact information listed below.



Michael Gillman, Emily Bowlin, Luke Hampton, or
Carolina Paine
Substitute Trustee

c/o Gray Reed & McGraw LLP
1601 Elm Street
Suite 4600
Dallas, Texas 75201
Phone: (469) 320-6048

STATE OF TEXAS

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COUNTY OF DALLAS

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This instrument was acknowledged before me on this the 18th day of November, 2025, by Michael Gillman, in his capacity as a Substitute Trustee under the Deed of Trust.

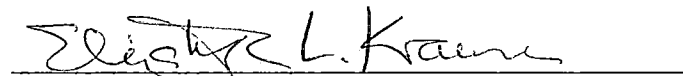
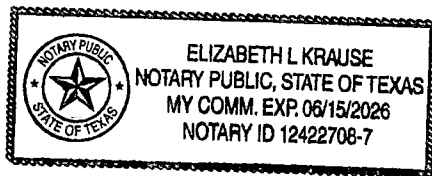

Notary Public in and for the State of Texas

Exhibit "A"

Mortgaged Property

Property in the County of Dallas, State of Texas, described as:

Lot 4, in Block 28/6914 of GLEN HILLS ADDITION NO. 3, INSTALLMENT NO. 9, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 67064, Page 256 of the Map Records of Dallas County, Texas.

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, appurtenances and fixtures now or hereafter a part of the Property, and all rents, issues and profits thereof.