Notice of Foreclosure Sale

2025 NOV -7 AM 11: 34

JOHN E WARREN COUNTY CLERK DALLAS COUNTY DEPUTY

Deed of Trust ("Deed of Trust"):

Dated:

November 6, 2024

Grantor:

XFG Properties LLC, a Texas limited liability company

Trustee:

Ronald K. Ballard

Lender:

Pruny, LLC

Current Holder:

Pruny, LLC

Recorded in:

Deed of Trust, Dallas County, Texas as instrument number

202400227275.

Legal Description:

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

of the Map/Plat Records of Dallas County, Texas;

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

Secures:

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

Lender, now held by Pruny, LLC.

Property:

The real property, improvements, and personal property described

in and mortgaged in the Deed of Trust.

Substitute Trustee:

David L. Pritchard, Michael P. Gomez, Alex Londoff, or any of

them acting alone.

Substitute Trustee's

Addresses:

David L. Pritchard

1244 Southridge Court, Suite 102

Hurst, Texas 76053

Michael P. Gomez

1244 SOUTHRIDGE CT, STE 102

HURST, TX 76053

Alex Londoff

c/o 1244 Southridge Court

Suite 102

Hurst, TX 76053

Foreclosure Sale:

Date:

December 2, 2025

Time:

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

hours thereafter.

Place:

Dallas County Courthouse, in Dallas County, Texas, at the following location: PLACE DESIGNATED BY THE

COMMISSIONERS COURT

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by

the lien of the Deed of Trust.

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

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

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

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

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

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

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

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

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

Date: November 7, 2025

David L. Pritchard Michael P. Gomez

Attorney for Mortgagee

1244 SOUTHRIDGE CT, STE 102

HURST, TX 76053

Telephone (817) 285-8017 Telecopier (817) 285-0224

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated:

July 13, 2022

Grantor:

Victor Raul Castro Maldonado

Trustee:

Ledford E. White

Lender:

Quest Homes Series LLC, Series B

Current Holder:

Quest Homes Series LLC, Series B

Recorded in:

Deed of Trust, Dallas County, Texas as instrument number

202200192872.

Legal Description:

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

the Map records of Dallas County, Texas.

Locally know as 428 NORMA DRIVE, IRVING, TEXAS

75061.

Secures:

Secured Promissory Note ("Note") in the original principal amount

of \$369,529.66, executed by Victor Raul Castro Maldonado, ("Borrower") and payable to the order of Lender, now held by

Ouest Homes Series LLC, Series B.

Property:

The real property, improvements, and personal property described

in and mortgaged in the Deed of Trust.

Substitute Trustee:

David L. Pritchard, Michael P. Gomez, Alex Londoff, or any of

them acting alone.

Substitute Trustee's

Addresses:

David L. Pritchard

1244 Southridge Court, Suite 102

Hurst, Texas 76053

Michael P. Gomez

1244 SOUTHRIDGE CT, STE 102

HURST, TX 76053

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

Foreclosure Sale:

Date:

December 2, 2025

Time:

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

hours thereafter.

Place:

Dallas County Courthouse, in Dallas County, Texas, at the following location: PLACE DESIGNATED BY THE

COMMISSIONERS COURT

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by

the lien of the Deed of Trust.

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

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

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

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

been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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Date: November , 2025

David L. Pritchard

Michael P. Gomez

Attorney for Mortgagee

1244 SOUTHRIDGE CT, STE 102

HURST, TX 76053

Telephone (817) 285-8017

Telecopier (817) 285-0224

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated:

November 6, 2024

Grantor:

XFG 259 LLC, a Texas limited liability company

Trustee:

Ronald K. Ballard

Lender:

Pruny, LLC

Current Holder:

Pruny, LLC

Recorded in:

Deed of Trust, Dallas County, Texas as instrument number

202400227261.

Legal Description:

Lot 23, in Block 8, of WESTWOOD PARK, FIRST

INSTALLMENT, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Volume 21, Page 245, of the Map/Plat Records of Dallas County,

Texas;

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

Secures:

Secured Promissory Note ("Note") in the original principal amount

of \$220,000.00, executed by XFG 259 LLC, a Texas limited liability company, ("Borrower") and payable to the order of

Lender, now held by Pruny, LLC.

Property:

The real property, improvements, and personal property described

in and mortgaged in the Deed of Trust.

Substitute Trustee:

David L. Pritchard, Michael P. Gomez, Alex Londoff, or any of

them acting alone.

Substitute Trustee's

Addresses:

David L. Pritchard

1244 Southridge Court, Suite 102

Hurst, Texas 76053

Michael P. Gomez

1244 SOUTHRIDGE CT, STE 102

HURST, TX 76053

Alex Londoff

c/o 1244 Southridge Court

Suite 102 Hurst, TX 76053

Foreclosure Sale:

Date:

December 2, 2025

Time:

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Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by

the lien of the Deed of Trust.

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

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

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determine the nature and extent of such matters, if any.

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

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

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

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

Date: November 7, 2025

David L. Pritchard

Michael P. Gomez
Attorney for Mortgagee

1244 SOUTHRIDGE CT, STE 102

HURST, TX 76053

Telephone (817) 285-8017

Telecopier (817) 285-0224

FIRST AMENDED NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS **COUNTY OF DALLAS**

Date of Sale:

December 2, 2025

Time of Sale:

Between 10:00 a.m. and 4:00 p.m. (local time)

Place of Sale:

North side of the George Allen Courts Building, 600 Commerce St, Dallas, TX 75202. The sale takes place outside, underneath the front overhang facing

Commerce Street.

Deed of Trust Information:

Grantor (Borrower): Original Lender (Beneficiary): Nilson G. Arbaiza and Betty S. Arbaiza Fidel J. Matassa and Juana E. Matassa

Current Mortgagee/Holder of the Note: Sergio Omar Matassa Trustee Named in Deed of Trust:

W. Michael Clav

Substitute Trustee (conducting sale):

William D. Dunn

Recording Information:

Deed of Trust recorded on November 12, 2012, as Instrument No. 201200336069, Official Public Records of Dallas County, Texas.

Property to Be Sold: All that certain lot, tract, or parcel of land situated in Dallas County, Texas, legally described as Lot 17 in Block 2 of Northwest Park, First Installment, an addition to the City of Irving, Dallas County, Texas, according to the Revised Map thereof recorded in Volume 176, page 2424, of the Map Records of Dallas County, Texas and commonly known as 3842 Rainer St., Irving, Dallas County, Texas

Obligation Secured: Deed of Trust dated effective as of November 10, 2012, executed by Nilson G. Arbaiza and Betty S. Arbaiza to secure payment of one Note in the original principal sum of \$110,000 payable to the order of Fidel J. Matassa and Juana E. Matassa, together with all renewals, extensions, and modifications thereof.

Default has occurred in the payment of said Note and in the performance of the obligations set out in said Deed of Trust, and the current owner and holder of the Note has requested the undersigned, as Substitute Trustee, to sell the property described above in accordance with the terms of said Deed of Trust and applicable law.

Terms of Sale: The sale will be conducted as a public auction to the highest cash bidder (cashier's check or other immediately available funds acceptable to the Substitute Trustee), as-is and where-is, without warranties, and subject to prior liens, taxes, and assessments, if any. The Substitute Trustee reserves the right to set reasonable bid increments, reject any bid, or re-open bidding if the successful bidder fails to timely tender funds.

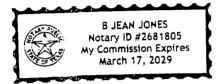
Signature Follows Next Page

2025 OCT 31 PM 2: 45

day of OCTOBER WITNESS MY HAND this 3 William D. Dunn, Substitute Trustee 5910 N Central Expy, Ste 1310 Dallas, TX 75206 214.855.0077 ddunn@dunnsheehan.com § §

STATE OF TEXAS **COUNTY OF DALLAS**

This instrument was acknowledged before me on October 14, 2025, by William D. Dunn 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.



Notary Public, State of Texas