

Our Case No. 25-04312-FC

2025 SEP 11 AM 11:11

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY CKR DEPUTY

THE STATE OF TEXAS
COUNTY OF DALLAS

Deed of Trust Date:
July 11, 2023

Property address:
523 FALLING LEAVES DR
DUNCANVILLE, TX 75116

Grantor(s)/Mortgagor(s):
ROBERT BILLS AND STACY CALDERON; HUSBAND
AND WIFE

LEGAL DESCRIPTION: BEING LOT 6, BLOCK B, FAIRMEADOWS 10, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 52, PAGE 1, OF THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
LOANDEPOT.COM, LLC ITS SUCCESSORS AND
ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: DECEMBER 2, 2025

Property County: DALLAS

Original Trustee: ALLAN B. POLUNSKY

Recorded on: July 13, 2023
As Clerk's File No.: 202300139130
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Xome Inc., Tejas Corporate Services, LLC, Jeff Benton,
Brandy Bacon, Michelle Schwartz, Guy Wiggs, David
Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky,
Angela Cooper, Stockman Foreclosure Services inc.,
Marinosci Law Group PC, Resolve Trustee Services, LLC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Xome Inc., Tejas Corporate Services, LLC, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Stockman Foreclosure Services inc., Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 2, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. 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 be conducted at the George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, 9/10/25

MARINOSCI LAW GROUP, P.C.

By: 

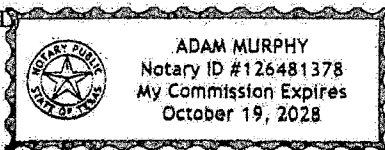
SAMMY HOODA
MANAGING ATTORNEY

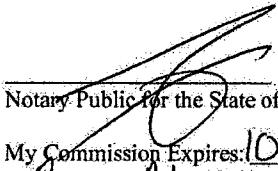
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 10 day of SEPT 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: 10-19-28
Adam Murphy
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No: 25-04312

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

FILED

2025 OCT -2 AM 11:45

JOHN F. WARREN
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

22697
T.S. #: 2025-17782-TX

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, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 12/2/2025
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
Place: Dallas County Courthouse, Texas, at the following location: 600 Commerce St
Dallas, Tx 75202 NORTH SIDE OF THE GEORGE ALLEN COURTS
BUILDING FACING COMMERCE STREET
Or if the preceding area is no longer the designated area, at the area most recently
designated by the County Commissioners Court, pursuant to section 51.002 of the
Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

See Exhibit "A"

Commonly known as: 204 E KEARNEY ST MESQUITE, TX 75149

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 6/13/2023 and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 6/14/2023 under County Clerk's File No 202300117430, in Book -- and Page -- of the Real Property Records of Dallas County, Texas.

Grantor(s):	CORDERAL DEONTE CARR, an unmarried person
Original Trustee:	Black, Mann and Graham, L.L.P.
Substitute Trustee:	Nestor Solutions, LLC; Auction.com, LLC; Xome Inc., Tejas Corporate Services, LLC, Brandy Bacon, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Jeff Benton, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Graylin Jackson, Russell Stockman, Jamie Dworsky, Angela Cooper, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Stockman Foreclosure Services inc.
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for FREEDOM MORTGAGE CORPORATION, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation

T.S. #: 2025-17782-TX

Mortgage Servicer:

Freedom Mortgage Corporation

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the 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 the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$284,747.00, executed by CORDERAL DEONTE CARR, an unmarried person, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for FREEDOM MORTGAGE CORPORATION, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2025-17782-TX

Dated: 10/2/25

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Brandy Bacon, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Jeff Benton, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Graylin Jackson, Russell Stockman, Jamie Dworsky, Angela Cooper, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Stockman Foreclosure Services inc.



c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

EXHIBIT "A"

BEING all of Lot 10; and a portion of Lot 11 (as affected by land acquisition recorded in Volume 72138, Page 964 of the Deed Records of Dallas County, Texas (D.R.D.C.T.)), in Block 2 of Broadmoor Addition, an Addition to the City of Mesquite, Texas, according to the revised map thereof as recorded in Volume 48, Page 179, Map Records, Dallas County, Texas (M.R.D.C.T.), same being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of Lot 9 of said Broadmoor Addition, same being on the south Right-of-Way (R.O.W.) line of East Kearney Street (an 80.00 foot R.O.W.);

THENCE South 00 degrees 04 minutes 26 seconds East, with the west line of said Lot 9, a distance of 112.00 feet to a 1/2 inch iron rod with "CBG" cap found for the southwest corner thereof, same being on the north line of an alley (a 15.00 foot R.O.W.);

THENCE South 89 degrees 43 minutes 30 seconds West, with the north R.O.W. line of said alley, passing the southerly common corner of said Lots 10 and 11 at a distance of 65.00 feet, in all a total distance of 96.40 feet to a 1/2 inch iron rod with blue "OTS" (Old Town Surveying) cap set for corner, same being on the easterly R.O.W. line of North Bryan-Belt Line Road, same being on a non-tangent curve to the left with a radius of 680.77 feet, from which an iron pipe found bears North 39 degrees 33 minutes 58 seconds East, a distance of 0.98 feet;

THENCE with the easterly R.O.W. line of said North Bryan-Belt Line Road, an arc length of 115.00 feet, a delta angle of 9 degrees 40 minutes 45 seconds, and a chord bearing and distance of North 05 degrees 49 minutes 48 seconds West, 114.87 feet to a 1/2 inch iron rod with blue "OTS" cap set for corner, same being on the southerly R.O.W. line of said East Kearney Street, same being on a non-tangent curve to the left with a radius of 263.10 feet;

THENCE with the southerly R.O.W. line of said East Kearney Street, an arc distance of 35.03 feet, a delta angle of 07 degrees 37 minutes 40 seconds East, and a chord bearing and distance of South 86 degrees 27 minutes 40 seconds East, 35.00 feet to a 1/2 inch iron rod with blue "OTS" cap set for corner;

THENCE North 89 degrees 43 minutes 30 seconds East, passing a 1/2 inch iron rod found for the common north corner of said Lot 10 and 11 at a distance of 7.99 feet, in all a total distance of 72.99 feet to the POINT OF BEGINNING, containing in all 0.259 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

116780
25TX373-0473

6407 ORIOLE DR, DALLAS, TX 75209

FILED

2025 OCT 13 PM 12:50

NOTICE OF FORECLOSURE SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Property:

The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument:

Deed of Trust dated September 26, 2022 and recorded on September 27, 2022 as Instrument Number 202200256424 in the real property records of DALLAS County, Texas, which contains a power of sale. Correction Instrument recorded October 24, 2022 as Instrument Number 202200278162.

Sale Information:

December 02, 2025, at 10:00 AM, 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 RODNEY B PRATZ secures the repayment of a Note dated September 26, 2022 in the amount of \$310,030.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation 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.

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, Xome Inc. and Tejas Corporate Services, 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, Donna Stockman, declare under penalty of perjury that on the 13th day of October, 2025, 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).

EXHIBIT "A"

File Number: 1017-369773-RTT

Being the following real property of BORDEAUX VILLAGE CONDOMINIUMS, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 80117, Page 1125, Condominium Records of Dallas County, Texas, as affected by Amendment No. 1 filed 10/14/1981, recorded in Volume 81201, Page 5, Real Property Records, Dallas County, Texas, as affected by Amendment No. 2 filed 10/14/1981, recorded in Volume 81201, Page 23, Real Property Records, Dallas County, Texas, as affected by Amendment No. 3 recorded in filed 09/30/1982, Volume 82193, Page 13, Real Property Records, Dallas County, Texas, as affected by Fourth Amendment filed 09/09/2002, recorded in Volume 2002175, Page 13128, Real Property Records, Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unit described below, in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit "C" attached to the Declaration:

Residential Unit: Unit 6407, Building O

25-04047

3825 SETH PL, MESQUITE, TX 75181

FILED

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

2025 OCT 23 AM 11:02

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY MY DEPUTY

Property:

The Property to be sold is described as follows:

Lot 16, in Block E, SOLTERRA SOUTH, PHASE 1, a subdivision located in Dallas County, Texas, according to the map or plat thereof recorded in Document No. 2023-202300148154, Plat Records of Dallas County, Texas.

Security Instrument:

Deed of Trust dated October 18, 2024 and recorded on October 21, 2024 at Instrument Number 202400211274 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

December 2, 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 ALEXIA SELISE BUCHANAN-STUCKEY secures the repayment of a Note dated October 18, 2024 in the amount of \$356,999.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, 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.

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.

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Shelley Ortolani

Substitute Trustee(s): 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, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

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 ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 3rd day of July, 2025, a Notice of Lien was filed of record at Document Number 202500138748, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by the former record owner, and **RESTORE HOPE AND LIFE MINISTRIAL MISSION**, the present record owner, of said real property, to 7030 Fair Oaks Association, Inc. (the "Association"); and

WHEREAS, the said previous owner of the Property, and **RESTORE HOPE AND LIFE MINISTRIAL MISSION**, the present owner of the Property, have continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

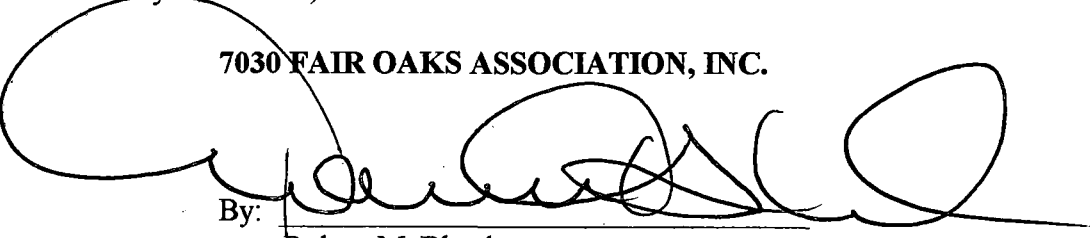
NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of December, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 23rd day of October, 2025.

7030 FAIR OAKS ASSOCIATION, INC.

By: 
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 23rd day of October, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

FILED
2025 OCT 23 PM 2:57
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____
DEPUTY

SIGNATURE

Print Name

EXHIBIT "A"

7030 FAIR OAKS AVENUE 7030 FAIR OAKS UNIT 116 DA, BLK 4/5195, LTS 10A & 10D &
PT 11, BLDG C UNIT 116 & 5.612% CE Book FAIR OAKS CONDOMINIUM, Page ,
Document No. VOL99022/1337, DD012799 CO-DALLAS , of the Recorder of Dallas County,
Texas; and having the street address of 7030 Fair Oaks Avenue, Unit 116, Dallas, Texas.