

FILED

2025 NOV -7 AM 10:57

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Dallas County, Texas and more fully described as:

3880 N. Munger Avenue, Unit 9, Dallas, TX 75204; a/k/a

Unit 9 of 3880 Munger Condominium Association, a Condominium situated in Dallas County, Texas, according to the Declaration of record in under Clerk's File No. 202000144958 and as amended in First Amendment to Declaration recorded under Clerk's File No. 202000265032 of the Condominium Records of Dallas County, Texas, together with an undivided interest in the common elements thereof, together with the limited common elements appurtenant thereto;

2. **Owner(s):** Mr. Clarkson Ndohue Theophilus

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

Date: Tuesday, December 2, 2025

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Dallas County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

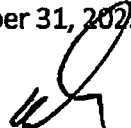
The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. Prospective bidders are strongly urged to examine the applicable property records and the law.

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of 3880 Munger Condominium Association, Inc. for the failure of the above-referenced owner(s) to pay assessments and related charges again the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$6,368.00, as of October 31, 2025.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: October 31, 2025



Jack Manning, Casey Meyers, Lance Erickson,
Philip Traynor, Shannon Gonzales, William
"Bill" Attmore, and Ivonne Saldaña,
Attorneys & Substitute Trustees

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – Telephone
(214) 821-3800 – Facsimile

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.

FILED

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, the property herein described is subject to the Second Amended and Restated Declaration of Condominium for The Bonaventure Condominiums, executed on August 25, 1993 and recorded as Instrument No. 199301657810, of the Official Public Records of Dallas County, Texas (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Bonaventure Condominiums, Inc. on October 16, 2024, July 18, 2025, and October 10, 2025, sent notice of default in payment of assessments to **H. RAY PRIEST and spouse, ZHANNA Y EVSTEGNEEV**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **H. RAY PRIEST and spouse, ZHANNA Y EVSTEGNEEV**, have continued to default in the payment of their indebtedness to Bonaventure Condominiums, Inc. and the same is now wholly due, and Bonaventure Condominiums, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Bonaventure Condominiums, Inc.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of December, 2025, between 10:00 a.m. and 4:00 p.m., Bonaventure Condominiums, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at 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, or as designated by the Dallas County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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.

SIGNED: November 6, 2025.

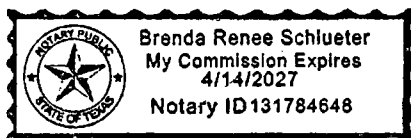
**BONAVENTURE CONDOMINIUMS,
INC.**

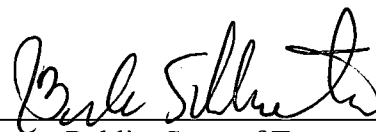
By: 
Judd A. Austin, III
Its: **Duly Authorized Agent**

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BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, Duly Authorized Agent for Bonaventure Condominiums, Inc., 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 therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on November 6, 2025.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr., Judd A. Austin, III, Vinay B. Patel,
Kristen Pierce, Parrish S. Nicholls, and Claudia Zissman-Monzon
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

EXHIBIT "A"

Being Unit 1432, Together with an appurtenant undivided interest in and to the general and limited common elements of BONAVENTURE CONDOMINIUMS, a Condominium Project located in Dallas County, Texas, according to the Declaration thereof recorded in Volume 81159, Page 1, Condominium records of Dallas County, Texas, together with any and all amendments or supplements thereto. (the "Property").

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 12/02/2025

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

Place: Dallas County, Texas at the following location: **NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 940 Nokomis Road, Lancaster, TX 75146

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/31/2005 and recorded 09/07/2005 in Book 2005176 Page 04340 Document 3502030, real property records of Dallas County, Texas, with Adonell Lawrence, a single person grantor(s) and FREMONT INVESTMENT & LOAN as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Adonell Lawrence, a single person, securing the payment of the indebtedness in the original principal amount of \$143,835.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-D, MORTGAGE-BACKED CERTIFICATES, SERIES 2005-D** is the current mortgagee of the note and deed of trust or contract lien.

FILED
2025 OCT 30 AM 9:08
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____
OFF ITY

TS No.: 2025-01267-TX
18-001866-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

Situated in the State of Texas and County of Dallas and being a part of Tract No. 1 as conveyed to Ellen Bain from Ellis W. Strain as described in Deed recorded in Volume 76242, Page 1602, of the Deed Records of Dallas County, Texas, and being a part of the JAMES MCMILLAN SURVEY, ABSTRACT NO.987, and being more particularly described as follows:

BEGINNING at an iron rod in the East line of Nokomis Road, said point being North 30 deg. 10 min. West 318 feet from the intersection of the East line of said Nokomis Road with the South line of said survey;

THENCE North 30 deg. 10 min. West, along the East line of said Nokomis Road, 297.0 feet to an iron rod for corner in the North line of said Tract No. 1;

THENCE North 59 deg. 50 min. East, along the North line of said Tract No. 1, 330.0 feet to the Northeast corner of said Tract No. 1;

THENCE South 30 deg. 10 min. East, along the east line of said Tract No. 1, 297.0 feet to an iron rod for corner;

THENCE South 59 deg. 50 min. West, parallel with the south line of said survey, 330.0 feet to the **PLACE OF BEGINNING** and containing 2.25 acres of land, more or less.

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

C/O PHH Mortgage Corporation

PO BOX 24605

West Palm Beach, FL 33416-4605

Phone: 877-744-2506

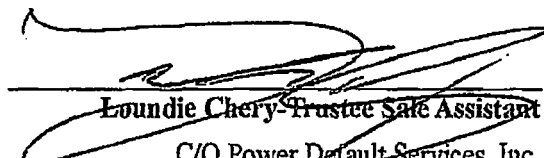
TS No.: 2025-01267-TX
18-001866-673

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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: October 27, 2025


Loundie Chery-Trustee Sale Assistant
C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.auction.com or (800) 280-2832

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Donna Stockman ^{Certificate of Posting} whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 10/30/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.