

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

§

COUNTY OF DALLAS

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The following capitalized terms, as used in this document, shall have the meanings as set forth below:

Borrower: TWO BROTHERS RANCH, INC.

Lender: MUSTANG CREDIT SOLUTIONS, LLC

Note: Promissory Note dated March 3, 2025, in the original principal amount of \$183,500.00, executed by Borrower as maker and payable to the order of Lender

Deed of Trust: Deed of Trust – Security Agreement – Financing Statement dated March 3, 2025, executed by Borrower to Original Trustee, recorded March 5, 2025 as Document Number 202500043697, Official Public Records of Dallas County, Texas

Property: See Exhibit A

Original Trustee: Andrew C. Devine
4400 W. Vickery Blvd.
Fort Worth, TX 76107

Substitute Trustee: Hunter P. Harvison or Gregory W. Monroe
1612 Summit Ave., Suite 100
Fort Worth, Texas 76102

Sale Date: February 3, 2026

Earliest Time
For Sale: 1:00 p.m. on the Sale Date

County: Dallas County, Texas

Designated
Sale Area: 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

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

A. Under the terms of the Deed of Trust, the Property was conveyed in trust to Original Trustee for the benefit of the holder of the Note to secure, among other obligations, the payment of the Note.

FILED
2026 JAN 13 PM 12:40
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

B. Default has occurred under the terms of the Note and the Deed of Trust. The indebtedness evidenced by the Note has either matured or has been accelerated in accordance with the terms of the Note and the Deed of Trust and as provided by law, and is now fully due and payable.

C. Lender appoints Substitute Trustee as the trustee under the Deed of Trust pursuant to this notice.

D. Lender requested the Substitute Trustee to sell the Property in the manner provided in the Deed of Trust and as required by law to satisfy, in whole or in part, the obligations secured by the Deed of Trust.

NOW, THEREFORE, notice is hereby given that a Substitute Trustee under the Deed of Trust will sell the Property by public sale at auction at the Designated Sale Area and on the Sale Date described above to the highest bidder for cash. Such public sale will begin no earlier than the Earliest Time for Sale described above and no later than three hours after that time. NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE OR SHALL BE MADE REGARDING THE PROPERTY AS TO MERCHANTABILITY, HABITABILITY, FITNESS FOR PURPOSE, WORKMANSHIP, OR QUALITY, AND NO POLICY OF TITLE INSURANCE WILL BE FURNISHED TO THE PURCHASER.

Those desiring to purchase the Property will need to demonstrate to the Substitute Trustee their ability to pay their bid in cash or cash equivalents (funds capable of being verified or certified by the Substitute Trustee, at the sole discretion of the Trustee) without delay if their bid is accepted. The purchase price is due and payable without delay on acceptance of the bid or within such reasonable time (not less than 1 hour from the closing of the auction) as may be agreed upon by the purchaser and the Substitute Trustee, at the Substitute Trustee's sole discretion.

The foreclosure sale / trustee's sale will be made expressly subject to all governmental and regulatory restrictions, if any, including zoning requirements, prior liens and encumbrances, restrictions, and other exceptions to title that are recorded in the public records and the real property records of Dallas County, Texas or otherwise known by purchaser. Prospective bidders are strongly urged to examine the applicable property records and public records to determine the nature and extent of such matters, if any. Any purchaser of the Property at this foreclosure sale (i) acquires the Property "as is" without any expressed or implied warranties, and at the purchaser's own risk; and (ii) is not a consumer.

Pursuant to Section 51.0075 of the Texas Property Code, the 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 the Trustee.

Notice pursuant to Section 51.002, 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 immediately."

[Signature Page Follows]

EXECUTED on January 12, 2026.

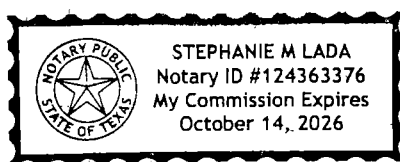
Hunter P. Harvison

Hunter P. Harvison
ATTORNEY

STATE OF TEXAS §

COUNTY OF TARRANT §

This instrument was acknowledged before me on January 12, 2026, by Hunter P. Harvison, Attorney.



Stephanie M Lada

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hunter P. Harvison
Baker Monroe Huston, PLLC
1612 Summit Ave., Suite 100
Fort Worth, Texas 76102

EXHIBIT A

The Property

Lot 14, Block 1, of Garner Addition, an Addition to the City of Balch Springs, Dallas County, Texas, according to the map thereof recorded in Volume 13, Page 77, Map Records, Dallas County, Texas.

Also known as 12813 Triangle Dr, Balch Springs, TX 75180.

**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: January 13, 2026

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

DATED: January 9, 2024

GRANTOR: Rodrigo Vargas Cruz

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 202400006703 of the real property records of Dallas County, Texas.


LEGAL DESCRIPTION & PROPERTY TO BE SOLD:

BEING LOT 19, BLOCK 11 OF SEVENTH INSTALLMENT, SPRING OAKS ADDITION, AN ADDITION TO THE CITY OF BALCH SPRINGS, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 67106, PAGE 2235, MAP RECORDS, DALLAS COUNTY, TEXAS.

(MORE COMMONLY KNOWN AS: 15130 MARSHA DRIVE, BALCH SPRINGS, TEXAS 75180)

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Rodrigo Vargas Cruz, securing the payment of the indebtedness in the original principal amount of \$193,500.00, and obligations therein described including but not limited to

2026 JAN 13 PM 12:02
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY  DEPUTY

FILED

(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: February 3, 2026

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

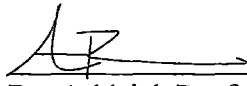
Notice Pursuant to Section 51.0025 of the Texas Property Code

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

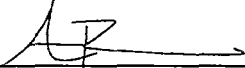


By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

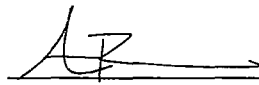
CERTIFICATION OF MAILING

Rodrigo Vargas Cruz
15130 Marsha Drive
Balch Springs, Texas 75180

DATE SENT: JANUARY 13, 2026
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-3789-5690-31

BY: 

I HEREBY CERTIFY THAT ON JANUARY 13, 2026, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro