

**FILED**

**SUBSTITUTE TRUSTEE'S NOTICE OF SALE**

**2026 JAN -9 PM 1:36**

WHEREAS, on April 17, 2023, a Deed of Trust was executed by **WOLFE ERVAY LLC**,  
**JOHN F. WARREN**  
**COUNTY CLERK**  
a Texas limited liability company, conveying to Chris Shah, as Trustee, the ~~hereinafter described~~  
**BY** ~~DEPUTY~~  
real estate to secure the payment of the debt therein described, said Deed of Trust being recorded  
in Document Number 202300074679 of the Official Public Records of Dallas County, Texas,  
reference to which is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of said debt, and in the performance of  
the covenants, agreements and conditions set forth in the Deed of Trust, and the same is now all  
due, and the legal owner and holder thereof has demanded payment thereof and has requested the  
undersigned to enforce the power of sale set forth in the Deed of Trust and to sell said property  
pursuant to the terms of said Deed of Trust; and

WHEREAS, on December 11, 2025, the holder and owner of the note and the liens securing  
same appointed the undersigned as Substitute Trustee under the terms of the Deed of Trust; and

THEREFORE, NOTICE is given that the undersigned will sell the real estate described in  
the Deed of Trust on Tuesday, February 3, 2026, that being the first Tuesday in said month,  
between the hours of 10:00 am and 1:00pm at the southwest entrance of the George Allen Courts  
Building located at 600 Commerce Street, Dallas, Texas, at public sale to the highest bidder for  
cash, "AS IS". Such sale shall not occur prior to 10:00 am on the above-described date. The sale  
will begin at 10:00am or not later than three (3) hours after that time. Such property is described  
as follows, to-wit:

BEING all that certain lot, parcel, or tract of land situated in the John Grigsby  
Survey, Abstract No. 495, in the City of Dallas, Dallas County, Texas, and being  
all of City Block No. 241, same being conveyed to Postal Partners, L.P., a Texas  
limited partnership by deed recorded in Instrument No. 20070005680, Deed  
Records, Dallas County, Texas, and being Units 1, 2, 3, 4, 5, 6A, 6B and Units P-  
3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17, P-

18, P-19, P-20, P-21, P-22, P-23, P-24, P-25, P-26, P-27, P-28, P-29, P-30, P-31, P-32, P-33, P-34, P-35, P-36, P-37, P-38, P-39 and P-40 and the respective appurtenant undivided interest in and to the general and limited common elements of THE DALLAS POST OFFICE CONDOMINIUMS, a condominium regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration, dated December 1, 2006, filed January 4, 2007, recorded in/under Document Nos. 20070005682, 20080029255, 20080142499, 20080335556 and 20110002733 of the Official Public Records of DALLAS County, Texas, when taken with all Amendments and/or Supplements thereto, the land constituting the general and limited common elements of the Dallas Post Office Condominiums, and being more particularly described by metes and bounds as follows;

BEGINNING at an "X" found in concrete for corner, and being the intersection of the Southeast line of Federal Street (a 40 foot right-of-way), and the Southwest line of St. Paul Street (a 60 foot right-of-way), and being the North corner of Dallas City Block No. 241;

THENCE South 44 Degrees 36 Minutes 24 Seconds East, along the Southwest line of St. Paul Street, a distance of 222.08 feet to an "X" found in concrete for corner, and being the intersection of the Southwest line of said St. Paul Street and the present Northwest Line of Bryan Street (a variable width right-of-way), and being the East corner of Dallas City Block No. 241;

THENCE South 45 Degrees 00 Minutes 00 Seconds West, along the Northwest line of said Bryan Street, a distance of 267.02 feet to an "X" found on brick for corner, and being the intersection of the Northwest line of said Bryan Street and the present Northeast line of N. Ervay Street (a 60 foot right-of-way), and being the South corner of Dallas City Block No. 241;

THENCE North 44 Degrees 38 Minutes 49 Seconds West, along the Northeast line of said N. Ervay Street, a distance of 224.88 feet to an "X" found in concrete for corner, and being the intersection of the Northeast line of said N. Ervay Street and the Southeast line of aforesaid Federal Street, and being the West corner of said Dallas City Block No. 241;

THENCE North 45 Degrees 35 Minutes 59 Seconds East, along the Southeast line of said Federal Street, a distance of 267.17 feet to the Point of Beginning and containing 59,689 square feet or 1.37 acres of land.

**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.**

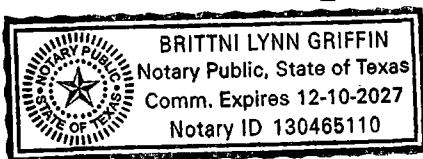
WITNESS MY HAND on January 9, 2026.

**SUBSTITUTE TRUSTEE:**

Jared J. Pace  
1700 Redbud Boulevard, Suite 300  
McKinney, Texas 75069

STATE OF TEXAS §  
COUNTY OF Collin §

This instrument was acknowledged before me on the 8<sup>th</sup> day of January, 2026, by Jared J. Pace.



Brittin Griffin  
Notary Public, State of Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE  
(MSC 2019-L2 / NB Hotels Dallas LLC)

January 9, 2026 (the "Effective Date")

Notice is hereby given that a Foreclosure<sup>1</sup> of the Property (defined below) will be held at the date, time and place specified in this notice.

**DATE OF SALE:** Tuesday, February 3, 2026 (the first 1<sup>st</sup> Tuesday of that month).

**TIME OF SALE:** The earliest time at which the Foreclosure will occur is **10:00 AM (Dallas County, Texas time)**. The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

**PLACE OF SALE:** The Foreclosure will take place at the location designated by the Commissioner's Court of Dallas County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Dallas County, Texas are typically conducted.

**INDEBTEDNESS PROMPTING SALE:** The Loan.<sup>2</sup>

**DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE:** The Deed of Trust.<sup>3</sup>

**PROPERTY BEING SOLD:** The Property<sup>4</sup>, which has a street address of 13402 Noel Rd, Dallas, TX 75240, in Dallas County, Texas.

2026 JAN - 9 PM 12:53  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY DEPUTY

FILED

<sup>1</sup> "Foreclosure" means a public nonjudicial foreclosure sale, at auction.

<sup>2</sup> "Loan" means the debt evidenced by the Note (defined below).

Note" means that certain Promissory Note, dated February 8, 2019, executed by Borrower (defined below), payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$42,840,000.00.

Borrower" means NB Hotels Dallas LLC, a Delaware limited liability company.

Original Noteholder" means Morgan Stanley Bank, N.A., a national banking association.

<sup>3</sup> "Deed of Trust" means that certain Deed of Trust, Assignment of Leases and Rents and Security Agreement , dated effective February 8, 2019, executed and delivered by Borrower, as grantor, to Mark A. Randolph, as trustee for the benefit of Original Noteholder, as beneficiary, recorded as Document No. 201900035219 in the Real Property Records in Dallas County, Texas, covering, among other things, the Property.

<sup>4</sup> "Property" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 13402 Noel Rd, Dallas, TX 75240, in Dallas County, Texas, and more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

**ASSIGNMENTS/TRANSFERS; NOTEHOLDER:** Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,<sup>5</sup> Noteholder<sup>6</sup> is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Dallas County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Michael Strickland with Noteholder (at the telephone number provided below) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

**TEXAS PROPERTY CODE § 51.0025 NOTICE:** Noteholder is currently acting by and through the Special Servicer, and may be contacted at c/o the Special Servicer, 200 S Biscayne Blvd., Suite 3550, Miami, FL 33131, Attention: Michael Strickland, (770) 580-6508 (telephone).

**ACTIVE MILITARY DUTY NOTICE:** To 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.

**SUBSTITUTE TRUSTEES:** Pursuant to the Appointment,<sup>7</sup> the Substitute Trustees<sup>8</sup> were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

The Loan is in default. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired.

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<sup>5</sup> “Loan Documents” means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust the Cash Management Agreement (defined below) and any and all other documents executed in connection therewith and/or relating in any way thereto.

“Loan Agreement” means that certain Loan Agreement, dated February 8, 2019, entered into by and between Borrower and Original Noteholder, as amended by that certain Conditional Waiver Agreement, dated effective as of January 31, 2023, executed by Noteholder, Borrower and Guarantor (the “Conditional Waiver Agreement”).

“Cash Management Agreement” means the Cash Management Agreement, dated as of February 8, 2019 among the Borrower, the Original Lender, Wells Fargo Bank, N.A. as Cash Management Bank, and 13402 Noel Road Hotel Manager, LLC, as manager.

<sup>6</sup> “Noteholder” means RSS MSC2019-L2 TX NHD, LLC, a Texas limited liability company, acting by and through the Special Servicer (defined below).

“Special Servicer” means Rialto Capital Advisors, LLC, a Delaware limited liability company, not individually but solely in its authorized capacity as special servicer pursuant to that certain Pooling and Servicing Agreement, dated March 1, 2019.

<sup>7</sup> “Appointment” means that certain Appointment of Substitute Trustees and Request to Act, dated December 8, 2025, recorded as Document No. 202500258431 in the Real Property Records in Dallas County, Texas.

<sup>8</sup> “Substitute Trustees” means each of the following:

Alex Dimock of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1155 (telephone), Alex.Dimock@hklaw.com (email).

Sam Murphy of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-2523 (telephone), Sam.Murphy@hklaw.com (email).

Jacob Franzen of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 627-1745 (telephone), Jacob.Franzen@hklaw.com (email).

Accordingly, the maturity date of the Note has been accelerated and, therefore, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

*[signature page follows]*

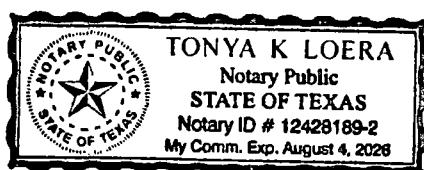
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

By:   
Name: Sam Murphy  
Title: Substitute Trustee

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on January 9, 2026, by Sam Murphy, as substitute trustee, in the capacity herein stated.

[SEAL]



Joye K. Loea  
Notary Public, State of Texas

Securitization: MSC 2019-L2  
Loan No.: 030315648  
Borrower: NB Hotels Dallas LLC  
Property: Le Meridien Hotel Dallas

**EXHIBIT "A"**

to  
Notice of Substitute Trustee's Sale

Real Property

[attached]

EXHIBIT "A"

Securitization: MSC 2019-L2

Loan No.: 030315648

Borrower: NB Hotels Dallas LLC

Property: Le Meridien Hotel Dallas

Tract 1:

Lot 1A, Block C/7017 of HERRINGTON HOTEL ADDITION NO. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2004049, Page 54, Map Records, Dallas County, Texas.

Tract 2 Easement Estate: (Cross Easement for Driveway)

Perpetual, non-exclusive easement for vehicular and pedestrian passage, ingress, and egress, created by Amended and Restated Agreement for Cross Easements for Driveway dated January 30, 2002, filed September 5, 2002, recorded in Volume 2002174, Page 3307, Deed Records, Dallas County, Texas, across, along, and upon the real property more particularly as follows:

Being all that certain tract of land situated in the Jesse Overton Survey, Abstract No. 1109, City Block C/7017, City of Dallas, Dallas County, Texas, same being a portion of Lot 1A and Lot 2B of Block C/7017 of the Herrington Hotel Addition No. 2, an addition to the City of Dallas according to the plat thereof recorded in the Map Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

Commencing at an "x" found at the southwest corner of Lot 1 of Block 1 of the Herrington Hotel Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 99101, Page 5 of the Map records of Dallas County, Texas, and from which a 1" iron pipe found at the southerly southeast corner of Lot 2 of Block C/7017 of said Herrington Hotel Addition, same being in the north line of Peterson Lane, a 60-foot right-of-way, bears South 89° 56' 38" East, a distance of 485.00 feet (bearing basis);

Thence North 00° 04' 00" West, at a distance of 10.00 feet passing the westerly southwest corner of said Lot 1A, Herrington Hotel Addition No. 2 and a corner clip at the intersection of the north line of said Peterson Lane, with the east, line of Noel Road, a 71 foot right-of-way, and continuing along the common line of said Lot 1A and said Noel Road, a distance of 152.50 feet to the Point of Beginning and a corner of the tract of land herein described;

Thence North 00° 04' 00" West, continuing along the common line of said Lot 1A and said Noel Road, at a distance of 12.50 feet passing the westerly northwest corner of said Lot 1A and the common southwest corner of Lot 2B of Block C/7017, Herrington Hotel Addition No. 2, and continuing on along the common line of said Lot 2B and said Noel Road, a total distance of 25.00 feet to a corner of the tract of land herein described;

Thence departing said Noel Road, along a line 12.50 feet north of and parallel to the south line of said Lot 2B and the common north line of aforesaid Lot 1A, South 89° 55' 38" East, a distance of 105.50 feet to the east line of said Lot 2B and a common west line of aforesaid Lot 1A for a corner of the said tract of land herein described;

Thence South 00° 04' 00" East, at a distance of 12.60 feet passing the southeast corner of said Lot 2B and a common interior corner of aforesaid Lot 1A, and continuing on a total distance of 25.00 feet to a corner of the tract of land herein described;

Thence North 89° 55' 38" West, along a line 12.50 feet south of and parallel to the north line of said Lot 1A and the common south line of aforesaid Lot 2B, a distance of 105.60 feet to the Point of Beginning and containing 2,638 square feet of land.

Tract 3 Easement Estate:

Perpetual, non-exclusive easement for vehicular and pedestrian passage, ingress, and egress, created by Commercial Access and Easement Agreement, dated May 27, 1999, filed June 8, 1999, recorded in Volume 99112, Page 4402, Deed Records, Dallas County, Texas, over across and upon the real property more particularly described as follows:

EXHIBIT "A"

Securitization: MSC 2019-L2

Loan No.: 030315648

Borrower: NB Hotels Dallas LLC

Property: Le Meridien Hotel Dallas

BEING all that certain, tract or parcel of land situated in the Jesse Overton Survey, Abstract No. 1109, City of Dallas, Dallas County, Texas, same being a portion Lot 2 of Block C/7017 of Herrington Hotel Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 99101, Page 5, of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at an "x" found in concrete at the southwest corner of said Lot 1, Block C/7017 of said Herrington Hotel Addition, same being at the intersection of the north line of Peterson Lane, a 60 foot public right-of-way, with the east line of Noel Road, a 71 foot public right-of-way;

THENCE South 89° 55' 38" East, along the north line of said Peterson Lane a distance of 485.00 feet (Bearing Basis Plat Volume 99101, Page 5, D.R.D.C.T.) to a 1 inch iron pipe found for the PLACE OF BEGINNING at the southeasterly corner of said Lot 2, Herrington Hotel Addition, same being at the southwest corner of Block D/7017 of Las Estancias Addition No. 2, an addition to the City of Dallas according to the plat thereof recorded in Volume 70125, Page 2443, of the Deed Records of Dallas County, Texas;

THENCE North 89° 55' 38" West, along the common line of said Herrington Hotel Addition and said Peterson Lane, a distance of 38.00 feet to an "x" in concrete set for corner at a common corner of said Lot 2, and aforesaid Lot 1, Herrington Hotel Addition, same being at the beginning of the arc of a non-tangent curve to the right;

THENCE in a northeasterly direction, 48.17 feet along the arc of said curve to the right, having a radius of 130.00 feet, a delta angle of 21° 13' 52", and a chord which bears North 10° 41' 18" East, a distance of 47.90 feet to an "x" in concrete set for corner at the point of reverse curvature of the arc of a curve to the left;

THENCE continuing in a northeasterly direction, 3.02 feet along the arc of said curve to the left, having a radius of 110.00 feet, a delta angle of 01° 34' 24", and a chord which bears North 20° 31' 02" East, a distance of 3.02 feet to an "x" in concrete set for corner;

THENCE North 00° 04' 00" West, a distance of 115.00 feet to an "x" set in concrete for corner at the Northeast corner of said Lot 1 and a common interior corner of said Lot 2;

THENCE North 89° 55' 38" West, along the North line of said Lot 1, and the common South line of said Lot 2, a distance of 457.00 feet to an "x" found for corner at the Northwest corner of said Lot 1, and the common Southwest corner of said Lot 2, Herrington Hotel Addition, same being the east line of aforementioned Noel Road, (71 foot right-of-way), end from which the aforesaid "x" found in concrete at the southwest corner of said Lot 1, bears South 00° 04' 00" East, a distance of 165.00 feet;

THENCE North 00° 04' 00" West, along the east line of said Noel Road and the West line of said Lot 2, a distance of 12.50 feet to a corner;

THENCE South 89° 55' 38" East, a distance of 485.00 feet to a corner in the east line of said Lot 2, Herrington Hotel Addition and the common west line of aforesaid Las Estancias Addition No. 2;

THENCE South 00° 04' 00" East, along the common line of said Lot 2, Herrington Hotel Addition and said Las Estancias Addition No. 2, a distance of 177.50 feet to the PLACE OF BEGINNING and CONTAINING 0.2529 acres of land, more or less.

**Tract 4:**

Easement Estate as created and defined by that certain Reciprocal Access Easement Agreement, dated 3/18/19, by NB Hotels Dallas, LLC, a Delaware limited liability company, filed 2/11/19, recorded in/under Clerk's File No. 20190037694, Real Property Records, Dallas County, Texas.

**LESS AND EXCEPT ANY AND ALL PROPERTY PREVIOUSLY RELEASED OF RECORD**

EXHIBIT "A"

Securitization: MSC 2019-L2

Loan No.: 030315648

Borrower: NB Hotels Dallas LLC

Property: Le Meridien Hotel Dallas

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE  
(TC CF I LLC / Residences at White Rock Lake)

2026 JAN -9 PM 12:53

January 9, 2026 (the "Effective Date")

JOHN F. WARREN

COUNTY CLERK

DALLAS COUNTY

BY \_\_\_\_\_ DEPUTY

Notice is hereby given that a Foreclosure<sup>1</sup> of the Property (defined below) will be held at the date, time and place specified in this notice.

**DATE OF SALE:** Tuesday, February 3, 2026 (the first [1<sup>st</sup>] Tuesday of that month).

**TIME OF SALE:** The earliest time at which the Foreclosure will occur is 1:00 PM (Dallas County, Texas time). The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

**PLACE OF SALE:** The Foreclosure will take place at the location designated by the Commissioner's Court of Dallas County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Dallas County, Texas are typically conducted.

**INDEBTEDNESS PROMPTING SALE:** The Loan.<sup>2</sup>

**DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE:** The Deed of Trust.<sup>3</sup>

**PROPERTY BEING SOLD:** The Property<sup>4</sup>, which has a street address of 9312 Beck Avenue Dallas, Texas 75228, in Dallas County, Texas.

**ASSIGNMENTS/TRANSFERS; NOTEHOLDER:** Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,<sup>5</sup> Noteholder<sup>6</sup> is the current owner of the Loan Documents.

<sup>1</sup> "Foreclosure" means a public nonjudicial foreclosure sale, at auction.

<sup>2</sup> "Loan" means the debt evidenced by the Note (defined below).

Note means that certain Promissory Note, dated March 1, 2024, executed by Borrower (defined below), payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$10,750,000.00.

Original Noteholder means TC CF I LLC, a Delaware limited liability company, as administrative agent and beneficiary.

Borrower means White Rock Residence Holdings, LLC, a Texas limited liability company.

<sup>3</sup> "Deed of Trust" means that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated effective March 1, 2024, executed and delivered by Borrower, as grantor, to Mark Gentry, as trustee for the benefit of Original Noteholder, as beneficiary, recorded as Instrument No. 202400043411 in the Real Property Records in Dallas County, Texas, covering, among other things, the Property.

<sup>4</sup> "Property" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 9312 Beck Avenue, Dallas, Texas 75228, in Dallas County, Texas, and more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

<sup>5</sup> "Loan Documents" means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust, and any and all other documents executed in connection therewith and/or relating in any way thereto.

Loan Agreement means that certain Loan Agreement, dated March 1, 2024, entered into by and between Borrower and Original Noteholder.

<sup>6</sup> "Noteholder" means Churchill MRA Funding I LLC, a Delaware limited liability company, acting by and through Administrative Agent (defined below).

However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Dallas County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Michael Hoffenberg with Noteholder c/o Trevian Capital, 805 Third Avenue, Suite 1160, New York, New York 10022, Attention: Michael Hoffenberg, (212) 376-5636 (telephone) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

**ACTIVE MILITARY DUTY NOTICE:** To 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.

**SUBSTITUTE TRUSTEES:** Pursuant to the Appointment,<sup>7</sup> the Substitute Trustees<sup>8</sup> were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

The Note matured on October 31, 2025. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

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**“Administrative Agent”** means TC CF I LLC, a Delaware limited liability company, not individually, but solely in its capacity as Administrative Agent under the Loan Documents on behalf of the Lenders (as such term is defined in the Loan Agreement).

<sup>7</sup> **“Appointment”** means that certain Appointment of Substitute Trustees and Request to Act, dated January 9, 2026, recorded as Instrument No. 202600006241 in the Real Property Records in Dallas County, Texas.

<sup>8</sup> **“Substitute Trustees”** means each of the following:

Alex Dimock of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1155 (telephone), Alex.Dimock@hklaw.com (email).

Sam Murphy of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-2523 (telephone), Sam.Murphy@hklaw.com (email).

Jacob Franzen of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 627-1745 (telephone), Jacob.Franzen@hklaw.com (email).

[signature page follows]

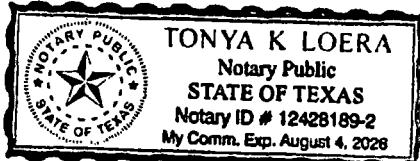
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

By: S. Murphy  
Name: Sam Murphy  
Title: Substitute Trustee

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on January 9, 2026, by Sam Murphy, as substitute trustee, in the capacity herein stated.

[SEAL]



Douglas K. Lowe  
Notary Public State of Texas

Borrower: White Rock Residence Holdings, LLC  
Property: 9312 Beck Avenue, Dallas, Texas 75228 (Residences at White Rock Lake)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**EXHIBIT "A"**

to  
Notice of Substitute Trustee's Sale

**Real Property**

[attached]

**EXHIBIT "A"**

Borrower: White Rock Residence Holdings, LLC  
Property: 9312 Beck Avenue Dallas, Texas 75228 (Residences at White Rock Lake)

## LEGAL DESCRIPTION

### **Tract 1:**

BEING a 5.356 acre tract of land situated in the W.M. Chenault Survey, Abstract No. 280, the J.H. Daniel Survey, Abstract No. 402, and the W.A. Travis Survey, Abstract No. 1490, in Dallas County and being all of City Block D/7383, Acapulco Village, an Addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 69089, Page 2123, Map Records of Dallas County, Texas, and being part of Lot No. 2, City of Dallas, Block No. A/7392, White Rock Church of Christ Addition, to the City of Dallas, Texas, according to the plat thereof recorded in Volume 68232, Page 1804, of the Map Records of Dallas County, Texas, said 5.356 acre tract being more particularly described as follows:

Note: Bearings are based on the common line between Acapulco Village and White Rock Church of Christ Addition as being North 00 degrees 48 minutes 00 seconds West;

BEGINNING at a 1/2 iron rod found in the Southwest line of Pasteur Avenue and at a Northerly corner of said tract herein described;

THENCE on said Southwest right-of-way line of Pasteur Ave., South 32 degrees 35 minutes 38 seconds East, a distance of 277.84 feet to a 1 inch pipe found for corner;

THENCE North 89 degrees 10 minutes 22 seconds East, a distance of 28.50 feet to a Cotton Spindle found for corner, being the Northwest corner of King Edward Village No. 3, an addition to the City of Dallas according to the plat thereof recorded in Volume 67161, Page 0534 of the Map Records of Dallas County, Texas;

THENCE with the West line of said King Edward Village No. 3, South 22 degrees 04 minutes 21 seconds West, at 393.09 feet passing a 1/2 inch iron rod found for the Southeast corner of said Acapulco Village, being on a North line of said Lot No. 2, City of Dallas, Block No. A/7392, White Rock Church of Christ Addition, continuing a total distance of 401.25 feet to a 1/2 inch iron rod found at the Southeast corner of said tract herein described;

THENCE North 85 degrees 22 minutes 29 seconds West a distance of 388.39 feet to a 1/2 inch iron rod found at the Southwest corner of said tract herein described;

THENCE North 00 degrees 48 minutes 00 seconds West, along and with the common line between said Acapulco Village and said White Rock Church of Christ at 9.67 feet passing a 1/2 inch iron rod found for the Southwest corner of said Acapulco Village and an ell corner of said White Rock Church of Christ Addition, continuing a total distance of 334.15 feet to a 3/8 inch iron rod at the Northwest corner of said tract herein described;

THENCE South 84 degrees 25 minutes 17 seconds East, a distance of 23.78 feet to a 1/2 inch iron rod found for corner;

THENCE North 32 degrees 50 minutes 43 seconds West, a distance of 23.33 feet to a 1/2 inch iron rod found at the beginning of a 15 foot radius curve to the right;

THENCE on said curve to the right, having a radius of 15.00 feet, a tangent length of 15.17 feet, a chord bearing of North 12 degrees 53 minutes 13 seconds East, and a chord length of 21.33, through a delta angle of 90 degrees 38 minutes 57 seconds for an arc length of 23.73 feet to a 1/2 inch iron rod found at the point of tangency, being on the Southeast right-of-way line of said Beck Avenue;

THENCE North 57 degrees 48 minutes 07 seconds East, along said Southeast right-of-way line, a distance of 387.56 feet to a 1/2 inch iron rod found at beginning of a 15 foot radius curve to the right;

THENCE on said curve to the right, having a radius of 15.00 feet, a tangent length of 14.83 feet, a chord bearing of South 77 degrees 38 minutes 09 seconds East, and a chord length of 21.09 feet, through a central angle of 89 degrees 21 minutes 28 seconds for an arc length of 23.39 feet to the point to the POINT OF BEGINNING and containing 5.356 acres of land.

**Tract 2:**

Easement estate as created in Warranty Deed executed by G.T. Derrick and wife, Varina Derrick to Merritt L. Mosher and wife, Suzanne W. Mosher, dated October 23, 1946, filed November 7, 1946, recorded in Volume 2747, Page 91, Deed Records, Dallas County, Texas.

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE  
(SGCMS 2016-C5 / South Pointe Apartments)

2026 JAN -9 PM 12: 53

January 9, 2026 (the "Effective Date")

JOHN F. WARREN

COUNTY CLERK

DALLAS COUNTY

BY \_\_\_\_\_ DEPUTY

Notice is hereby given that a Foreclosure<sup>1</sup> of the Property (defined below) will be held at the date, time and place specified in this notice.

**DATE OF SALE:** Tuesday, February 3, 2026 (the first [1<sup>st</sup>] Tuesday of that month).

**TIME OF SALE:** The earliest time at which the Foreclosure will occur is **10:00 AM (Dallas County, Texas time)**. The Foreclosure shall begin at that time or not later than three (3) hours thereafter.

**PLACE OF SALE:** The Foreclosure will take place at the location designated by the Commissioner's Court of Dallas County, Texas as the location where nonjudicial foreclosure sales are to take place. If no such location has been designated, the Foreclosure will take place at the location where nonjudicial foreclosure sales in Dallas County, Texas are typically conducted.

**INDEBTEDNESS PROMPTING SALE:** The Loan.<sup>2</sup>

**DEED OF TRUST CREATING LIEN THAT IS THE SUBJECT OF SALE:** The Deed of Trust.<sup>3</sup>

**ASSUMPTIONS:** Borrower assumed Original Borrower's<sup>4</sup> obligations under the Loan Documents pursuant to the Assumption Agreement.<sup>5</sup>

**PROPERTY BEING SOLD:** The Property<sup>6</sup>, which has a street address of 12660 Jupiter Road Dallas, Texas 75238, in Dallas County, Texas.

<sup>1</sup> "Foreclosure" means a public nonjudicial foreclosure sale, at auction.

<sup>2</sup> "Loan" means the debt evidenced by the Note (defined below).

<sup>3</sup> "Note" means that certain Promissory Note, dated November 24, 2015, executed by Original Borrower (defined below), payable to the order of Original Noteholder (defined below), as payee, in the original principal amount of \$24,000,000.00.

<sup>4</sup> "Original Borrower" means Springhouse POE LLC, a Delaware limited liability company.

<sup>5</sup> "Original Noteholder" means Benefit Street Partners CRE Finance LLC, a Delaware limited liability company.

<sup>6</sup> "Deed of Trust" means that certain Deed of Trust and Security Agreement, dated effective November 24, 2015, executed and delivered by Original Borrower, as grantor, to Peter S. Graf, as trustee for the benefit of Original Noteholder, as beneficiary, recorded as Instrument No. 201500317149 in the Real Property Records in Dallas County, Texas, covering, among other things, the Property.

<sup>7</sup> "Original Borrower" means Springhouse POE LLC, a Delaware limited liability company.

<sup>8</sup> "Assumption Agreement" means that certain Note and Mortgage Assumption Agreement, dated May 21, 2019, entered into by and between Original Borrower, as assignor, and Borrower (defined below), as assignee and a memorandum of which was recorded as Instrument No. 201900137434 in the Real Property Records in Dallas County, Texas.

<sup>9</sup> "Borrower" means CEAI South Pointe LLC, a Delaware limited liability company.

<sup>10</sup> "Property" means that certain real property, personal property, and general intangibles described in the Deed of Trust, the real property of which is located at the street address 12660 Jupiter Road, Dallas, Texas 75238, in Dallas County, Texas, and more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

**ASSIGNMENTS/TRANSFERS; NOTEHOLDER:** Pursuant to certain endorsements, assignments, and/or transfers of the Loan Documents,<sup>7</sup> Noteholder<sup>8</sup> is the current owner of the Loan Documents. However, consistent with the laws of the State of Texas and the terms and provisions contained within the Loan Documents, Noteholder reserves the right to endorse, assign and/or transfer the Loan Documents to a third-party at any time after this Notice of Substitute Trustee's Sale has been posted in Dallas County, Texas (including just prior to the nonjudicial foreclosure sale). You may contact Nick Powell with Noteholder (at the telephone number provided below) to determine whether Noteholder has endorsed, assigned and/or transferred the Loan Documents to a third-party and, if they have, to obtain the name, address, and other contact information of the successor noteholder.

**TEXAS PROPERTY CODE § 51.0025 NOTICE:** Noteholder is currently acting by and through the Special Servicer, and may be contacted at c/o the Special Servicer, 200 S Biscayne Blvd. Suite 3550, Miami, Florida 33131, Attention: Nick Powell, (305) 485-2539 (telephone).

**ACTIVE MILITARY DUTY NOTICE:** To 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.

**SUBSTITUTE TRUSTEES:** Pursuant to the Appointment,<sup>9</sup> the Substitute Trustees<sup>10</sup> were each appointed a substitute trustee under the Deed of Trust. Any one (1) of the Substitute Trustees (including the Substitute Trustee that signed this Notice of Substitute Trustee's Sale) may conduct the nonjudicial foreclosure sale.

The Loan is in default. As required by the terms and provisions contained within the applicable Loan Documents, all required notices have been provided and all applicable cure periods have expired. Accordingly, the maturity date of the Note has been accelerated and, therefore, all of the (i) unpaid principal due under the Note, (ii) accrued interest due under the Note, and (iii) other amounts provided for in the Loan Documents are now due and payable in full. Noteholder has requested that any one (1) of the

<sup>7</sup> **“Loan Documents”** means, collectively, the Loan Agreement (defined below), the Note, the Deed of Trust, the Assumption Agreement, and any and all other documents executed in connection therewith and/or relating in any way thereto.

**“Loan Agreement”** means that certain Loan Agreement, dated November 24, 2015, entered into by and between Borrower and Original Noteholder.

<sup>8</sup> **“Noteholder”** means Wilmington Trust, National Association, as Trustee for the benefit of the registered holders of SG Commercial Mortgage Securities Trust 2016-C5, Commercial Mortgage Pass-Through Certificates, Series 2016-C5, acting by and through the Special Servicer (defined below).

**“Special Servicer”** means Rialto Capital Advisors, LLC, a Delaware limited liability company, not individually but solely in its authorized capacity as special servicer pursuant to that certain Pooling and Servicing Agreement, dated July 1, 2016.

<sup>9</sup> **“Appointment”** means that certain Appointment of Substitute Trustees and Request to Act, dated January 6, 2026, recorded as Instrument No. 202600004152 in the Real Property Records in Dallas County, Texas.

<sup>10</sup> **“Substitute Trustees”** means each of the following:

Sam Murphy of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-2523 (telephone), Sam.Murphy@hklaw.com (email).

Alex Dimock of Dallas County, Texas, Holland & Knight LLP, 1722 Routh Street, Suite 1500, Dallas, Texas 75201, (214) 969-1155 (telephone), Alex.Dimock@hklaw.com (email).

Brandon King of Travis County, Texas, Holland & Knight LLP, 98 San Jacinto Boulevard, Suite 1900, Austin, Texas 78701, (512) 469-6126 (telephone), Brandon.King@hklaw.com (email).

Substitute Trustees, each of whom is a substitute trustee under the Deed of Trust, sell the Property for cash, the proceeds of such nonjudicial foreclosure sale to be applied in accordance with the terms and provisions of the Loan Documents and applicable law.

Noteholder has further requested that any one (1) of the Substitute Trustees sell all of the components of the Property that are personal property (including general intangibles) and/or fixtures at the same time and place as the Foreclosure of the real property. Accordingly, pursuant to and in accordance with the terms of Section 9.604 of the Texas Business and Commerce Code, the Foreclosure of the personal property, general intangibles, and fixtures will be held at the same time and place as the Foreclosure of the real property.

Therefore, at the date, time, and place set forth above, one (1) of the Substitute Trustees will sell the Property to the highest bidder for cash pursuant to the terms of the Loan Documents and applicable law.

*[signature page follows]*

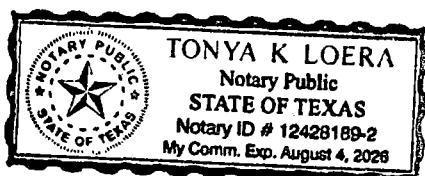
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed to be enforceable on the Effective Date.

By: Sam Murphy  
Name: Sam Murphy  
Title: Substitute Trustee

STATE OF TEXAS §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on January 9, 2026, by Sam Murphy, as substitute trustee, in the capacity herein stated.

[SEAL]



Joyce K. Liles  
Notary Public, State of Texas

Securitization: SGCMS 2016-C5  
Rialto Loan No.: 306170009  
Borrower: CEAI South Pointe LLC  
Property: 12660 Jupiter Road, Dallas, Texas 75238 (South Pointe Apartments)

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**EXHIBIT "A"**

to  
Notice of Substitute Trustee's Sale

**Real Property**

[attached]

EXHIBIT "A"

Securitization: SGCMS 2016-C5  
Rialto Loan No.: 306170009  
Borrower: CEAI South Pointe LLC  
Property: 12660 Jupiter Road Dallas, Texas 75238 (South Pointe Apartments)

**TRACT 1: FEE SIMPLE**

BEING all of Lot 3, Block B/8043 of LEXINGTON GREEN APARTMENTS, an addition to the City of Dallas, Texas, as recorded in Volume 83181, Page 2945, Real Property Records, Dallas County, Texas.

**TRACT 2: EASEMENT ESTATE**

Easement Estate as created and defined by that certain Mutual Access Easement dated April 05, 1983, by Robert M. Brittingham, as Attorney-in-Fact for Christina B. Lobeira, filed April 12, 1983, recorded in Volume 83073, Page 3781, Real Property Records, Dallas County, Texas, and shown on plat recorded in Volume 83181, Page 2945, Map Records, more particularly described as follows:

BEING a tract of land situated in the HINSON C. DAVIS SURVEY ABSTRACT NO. 410, Dallas County, Texas, and also being a part of Dallas City Block No. 8043, and being more particularly described as follows:

BEGINNING at a point in the east line of Jupiter Road (a 100 foot right-of-way), said point being North 0 degrees 25 minutes 56 seconds West, 550.31 feet from the intersection of said east line of Jupiter Road with the north line of Data Drive (a 60 foot right-of-way);

THENCE North 0 degrees 25 minutes 56 seconds west, 80.00 feet along said east line of Jupiter Road to a point for a corner;

THENCE North 89 degrees 34 minutes 04 seconds east, 140.00 feet to a point for corner;

THENCE South 45 degrees 25 minutes 56 seconds east, 49.49 feet to a point for corner;

THENCE South 89 degrees 34 minutes 04 seconds west, 25.00 feet to a point for corner;

THENCE South 58 degrees 36 minutes 14 seconds west, 87.46 feet to a point for corner;

THENCE South 89 degrees 34 minutes 04 seconds west, 75.00 feet to the POINT OF BEGINNING and containing 10,576 square feet of .02428 acres of land, more or less.

EXHIBIT "A"

Securitization: SGCMS 2016-C5

Rialto Loan No.: 306170009

Borrower: CEAI South Pointe LLC

Property: 12660 Jupiter Road Dallas, Texas 75238 (South Pointe Apartments)

### TRACT 3: EASEMENT ESTATE

Easement Estate as created and defined by that certain Mutual Access Easement dated November 04, 1982, by Robert M. Brittingham, as Attorney-in-Fact for Christina B. Lobeira, filed November 05, 1982 recorded in Volume 82217, Page 3694, Real Property Records, Dallas County, Texas, and shown on plat recorded in Volume 83181, Page 2945, Map Records, more particularly described as follows:

Being a tract of land situated in the Hinson C. Davis Survey Abstract No. 410, Dallas County, Texas, and also being a part of Dallas City Block No. 8043, and being more particularly described as follows:

BEGINNING at a point in the east line of Jupiter Road (100 foot R.O.W.), said point being N 00 degrees 25 minutes 56 seconds W along said East line a distance of 1,203.20 feet from its intersection with the north line of Data Drive (60 foot R.O.W.);

THENCE, N 00 degrees 25 minutes 56 seconds W, along said east line of Jupiter Road a distance of 18.00 feet to a point for a corner;

THENCE, N 89 degrees 37 minutes 07 seconds E, a distance of 100.00 feet to a point for a corner;

THENCE, S 00 degrees 25 minutes 56 seconds E, a distance of 21.03 feet to a point being on a curve to the right having a central angle of 14 degrees 53 minutes 15 seconds, a radius of 66.97 feet, a chord length of 17.35 feet and a chord bearing of S 65 degrees 38 minutes 56 seconds E;

THENCE, along said curve to the right an arc distance of 17.40 feet to a point of reverse curve having a central angle of 00 degrees 27 minutes 55 seconds, a radius of 6,882.61 feet, a chord distance of 55.89 feet and a chord bearing of S 58 degrees 26 minutes 15 seconds E;

THENCE, along said curve an arc distance of 55.89 feet to a point for a corner;

THENCE, S 89 degrees 34 minutes 04 seconds W, a distance of 163.15 feet to a point for a corner said point being on the east line of Jupiter Road (100 foot R.O.W.);

THENCE, N 00 degrees 25 minutes 56 seconds W, along said east line of Jupiter Road a distance of 40.00 feet to the POINT OF BEGINNING and containing 7,025.60 square feet or 0.1613 acres of land, more or less.

EXHIBIT "A"

Securitization: SGCMS 2016-C5

Rialto Loan No.: 306170009

Borrower: CEAI South Pointe LLC

Property: 12660 Jupiter Road Dallas, Texas 75238 (South Pointe Apartments)

FILED

Notice of Trustee's Sale

2026 JAN -9 PM 12:47

**Date:** January 9, 2026

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY JFK DEPUTY

**Trustee:** John Davenport

**Trustee's Address:** 16818 Dallas Parkway, Dallas,  
Texas 75248

**Mortgagee:** Ceasons Holdings, LLC

**Note:** Note dated July 11, 2022 in the amount of \$735,000.00

**Deed of Trust**

**Date:** July 11, 2022

**Grantor:** Casa Construction, LLC, a Texas limited liability company, whose state identification number is 802904384

**Mortgagee:** Ceasons Holdings, LLC

**Recording information:** Deed of Trust filed on July 13, 2022 in Instrument No. 2022-202200193183 of Official Public Records of Dallas County, Texas

**Property:**

Lot 6, in Block 155/3214, of DALLAS LAND AND LOAN COMPANY'S ADDITION NO. 3, an Addition to the City of Oak Cliff, now a part of the City of Dallas, according to the map recorded in Volume 120, Page 134-136, Revised in Volume 131, Page 518, Deed Records, Dallas County, Texas, located at 717 Sunset Ave., Dallas, Texas.

**County:** Dallas

**Date of Sale (first Tuesday of month):** February 3, 2026

**Time of Sale:** 1:00 P.M.

**Place of Sale:** The North Side of the George Allen Courts Building facing 600 Commerce Street Below the overhang, or as designated by the County Commissioners.

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.

John Davenport is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

John Davenport  
John Davenport  
16818 Dallas Parkway, Dallas, Texas 75248

FILED

Notice of Foreclosure Sale by Trustee

2026 JAN -6 PM 1:26

Date: **January 6, 2026**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

Trustee: John H. Parish  
11325 Pegasus Street, Suite E-202  
Dallas, Texas 75238-5205

BY \_\_\_\_\_ DEPUTY

Lender: Travis Street Capital, Inc.  
11325 Pegasus Street, Suite E-202  
Dallas, Texas 75238-5205

NOTE

Date: **November 27, 2024**  
Borrower: **Nu Image Real Estate and Construction, LLC**  
Amount: **\$230,000.00**  
Holder: Same as Lender

DEED OF TRUST

Date: **November 27, 2024**  
Grantor: **Joseph Charles Henson, Manager &  
Salvado Chapa Montoya, Manager  
of Nu Image Real Estate and Construction, LLC**  
Lender: Travis Street Capital, Inc.  
11325 Pegasus Street, Suite E-202  
Dallas, Texas 75238-5205

Recording information:

Deed of Trust, ("Deed of Trust"), dated as of **November 27, 2024**, executed by Maker, as grantor, to John H. Parish, as Trustee, for the benefit of Lienholder, recorded on **December 2, 2024**, Document# **202400241817** in the Real Property Records of Dallas County, Texas, covering certain real and personal property (collectively, the "Property"), more particularly described therein.

Property: **Being Lot 1, Block 1/7332 of CEDAR CREST COUNTRY CLUB  
ESTATES, SECTION T-2, an Addition to the City of Dallas, Dallas  
County, Texas, according to the Plat thereof recorded in Volume 26,  
Page 55, Map Records, Dallas County, Texas; AKA 2406 Magna Vista  
Dr., Dallas 75216**

County: **Dallas County, Texas**

Date of Sale: **TUE, February 3, 2026**

Time of Sale: **10:00 AM or not later than three hours after that time.**

Place of Sale: **THE AREA OUTSIDE OF THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING, 600 COMMERCE STREET, DALLAS, TEXAS 75202, FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE DALLAS COUNTY COMMISSIONERS.**

Lender has appointed John H. Parish, as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.**

The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

The trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

*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 beneficiary 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.

- a. Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.
- b. 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. The sale shall not cover any part of the property that has been released of public record from the lien 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.
- c. Pursuant to the deed of trust, the beneficiary 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.
- d. 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.

- e. 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.

*Type of Sale.* The sale is a nonjudicial deed-of-trust lien [and security interest] foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust [security agreement/and financing statement] executed by [original borrowers].

- a. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

*Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of **\$230,000.00**, executed by **Joseph Charles Henson, Manager & Salvado Chapa Montoya, Manager of Nu Image Real Estate and Construction, LLC**, and payable to the order of Travis Street Capital, Inc., and all renewals and extensions of the note; and any and all present and future indebtedness(es) of **Nu Image Real Estate and Construction, LLC** to Travis Street Capital, Inc. **Nu Image Real Estate and Construction, LLC** is/are the current owner[s] and mortgagee[s] of the Obligations and is/are the beneficiary(ies) under the deed of trust.

*Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as [trustee/substitute trustee], to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: **January 6, 2026**



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JOHN H. PARISH, TRUSTEE

MAILED **January 6, 2026:**

USPS **9589071052702360707077 Joseph Charles Henson; 7340 Skillman ST, APT 508; Dallas, Texas 75231-4967**

USPS **9589071052702360707084 Salvado Chapa Montoya; 6340 Alcorn AVE; Dallas, TX 75217-5607**

13  
**NOTICE OF SUBSTITUTE TRUSTEE SALE**

Deed of Trust Date: 5/20/2022	Grantor(s)/Mortgagor(s): ODELL WASHINGTON JR, AN UNMARRIED MAN.
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: M&T Bank
Recorded in: Volume: N/A Page: N/A Instrument No: 202200153174	Property County: DALLAS
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 2/3/2026	Earliest Time Sale Will Begin: 10am
<b>Place of Sale of Property:</b> NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 34, BLOCK D/7062, CLAREMONT PARK NO. 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 42, PAGE 63, PLAT RECORDS, DALLAS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby  
remove the original Trustee and all successor substitute trustees and appoints in their stead, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol  
Dunmon or Payton Hreha, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, 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 beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of  
TEX. PROP. CODE §51.002 and §51.009. 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 public auction. Any such further conditions shall be announced before  
bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE  
UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A  
MEMBER OF THE TEXAS NATIONAL 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.

Dated: 12/22/2025

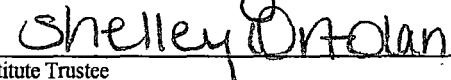


Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for M&T Bank

Dated:



Printed Name:

Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

MH File Number: TX-25-122855-POS  
Loan Type: VA

2025 DEC 30 PM 12:08

FILED

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY REPUTY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 5/31/2024	<b>Grantor(s)/Mortgagor(s):</b> YUSUF & ASSOCIALES REAL ESTATE SOLUTIONS LLC
<b>Original Beneficiary/Mortgagee:</b> FIDELIS EQUITY AND REAL ESTATE FUND A, LLC ISAOA/ATIMA	<b>Current Beneficiary/Mortgagee:</b> Fidelis Equity and Real Estate Fund A LLC
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 2024-00112783	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> Pacific Equity and Loan is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3620 100th St. SW, Suite B, Lakewood, WA 98499
<b>Date of Sale:</b> 2/3/2026	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** BEING LOT 8, BLOCK C/455 OF EAST COLUMBIA PLACE, AN ADDITION TO THE CITY OF DALLAS, DALLAS, COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 131, MAP RECORDS. DALLAS COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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 beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. 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 public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

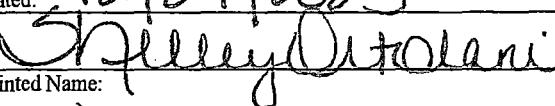
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 12/26/2025



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Pacific Equity and Loan

Dated: 12/29/2025  
  
 Printed Name: Shelley Ortolani  
Shelley Ortolani  
 Substitute Trustee  
 c/o Tejas Trustee  
 1255 West 15th Street, Suite 1060  
 Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

MH File Number: TX-25-124208-POS  
 Loan Type: Business Purpose Loan

2025 DEC 30 PM12:08

FILED

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY DEPUTY

### Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: December 29, 2020	Original Mortgagor/Grantor: JOSE A. RUBIO AGUIRRE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC BY JOHN E. WARREN COUNTY CLERK DALLAS COUNTY N.F.P.
Recorded in: Volume: N/A Page: N/A Instrument No: 202100002174	Property County: DALLAS
Mortgage Servicer: LOANCARE, LLC	Mortgage Servicer's Address: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452 2025 DEC 30 PM 12:09

\* 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 above referenced loan.

**Secures:** Note in the original principal amount of \$250,381.00, executed by JOSE A. RUBIO AGUIRRE and payable to the order of Lender.

**Property Address/Mailing Address:** 604 PARKWOOD DRIVE, DALLAS, TX 75224

**Legal Description of Property to be Sold:** BEING LOT 24, IN BLOCK 7/5982, OF FIRST INSTALLMENT OF SOUTHERN HILLS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 26, PAGE 79, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: February 03, 2026	Earliest time Sale will begin: 10:00 AM
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**Place of sale of Property:** George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 or TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



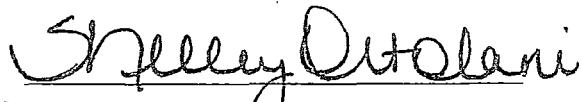
FILED

**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 *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 or TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, 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 AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 or TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC,  
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 29, 2021 and recorded under Clerk's File No. 202100331886, in the real property records of Dallas County Texas, with Philip Rawls, single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Willow Bend Mortgage Company, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Philip Rawls, single man securing payment of the indebtedness in the original principal amount of \$153,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Philip Rawls. MSR Asset Vehicle LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

#### Legal Description:

UNIT NO. 106 IN BUILDING B AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF ROYAL OAKS, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED IN/UNDER VOLUME 70228, PAGE 1, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS. AMENDED IN VOLUME 95229, PAGE 2221, DEED RECORDS DALLAS COUNTY, TEXAS.

### SALE INFORMATION

Date of Sale: 02/03/2026

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: Dallas County Courthouse, Texas at the following location: 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 Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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,"



025 DEC 30 1999  
JOHN F. WILSON  
COUNTY CLERK  
DALLAS COUNTY  
TEXAS  
FILED

**"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.**

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.

**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.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE 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, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 12/24/2025.

/s/ Nicole M. Bartee SBOT No. 24001674, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-25-01256

FILED

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE  
TRUSTEE**

2025 DEC 30 PM 12: 10

**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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated September 07, 2018 and recorded under Clerk's File No. 201800245993, in the real property records of Dallas County Texas, with Rachel Birenbaum and Michael Birenbaum, wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citizens Bank, N.A., A National Banking Association , its successors and assigns as Original Mortgagee.

Deed of Trust executed by Rachel Birenbaum and Michael Birenbaum, wife and husband securing payment of the indebtedness in the original principal amount of \$342,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Rachel Birenbaum. Citizens Bank, N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**Legal Description:**

**BEING LOT 15, IN BLOCK E/2331, OF OAK LAWN HEIGHTS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 3, PAGE 317, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS**

**SALE INFORMATION**

**Date of Sale: 02/03/2026**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: Dallas County Courthouse, Texas at the following location: 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 Commissioner's Court

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

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.



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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE 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, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.

20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 12/23/2025.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-22-1915

## **NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, on October 22, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, instrument #202500222587, covering the real property herein described concerning default in the payment of the indebtedness owing by **ZORAY-OZ HOUSING LLC – 11480 AUDELIA 135 SERIES, A TEXAS SERIES LIMITED LIABILITY COMPANY**, the present owner(s) of said real property, to Cambridge Condominium Owners Association (the “Association”); and

WHEREAS, the said **ZORAY-OZ HOUSING LLC – 11480 AUDELIA 135 SERIES, A TEXAS SERIES LIMITED LIABILITY COMPANY** has/have continued to default in the payment of its/his/her/their 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 owners to the Association;

NOW, THEREFORE, notice is hereby given that on **Tuesday, February 3, 2026**, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate on the north side of the building below the overhang facing Commerce Street of the George Allen Courts Building, 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**, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows: SEE ATTACHED EXHIBIT "A;" and

## 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 this 5<sup>th</sup> day of January, 2026.

## CAMBRIDGE CONDOMINIUM OWNERS ASSOCIATION

By:

WILHELM BÖHL

Lori Welsh, Nicole Foley or Victor Bosnich

5204 Village Creek, Suite 202

Plano, TX 75093

The within notice was posted by me on the 5<sup>th</sup> day of January, 2026, at the Dallas County Courthouse in Dallas, Texas, DEPUTY B. J. [Signature]

DALLAS COUNTY  
COUNTY CLERK  
JUHN F. WARREN

Victor Basch

2026 JAN - 5 AM 11:46

FILED

## **EXHIBIT "A"**

Being Unit Number 135, in Building C, and its appurtenant undivided interest in and to the General and Limited Common elements of Cambridge Condominium regime situated in the City of Dallas, Dallas County Texas, according to the declaration, recorded in Volume 80201, Page 641, Condominium Records, Dallas County, Texas; together with supplemental declaration of merger and annexation for cambridge condominium, Phase II, recorded in Volume 81171, Page 2242; together with supplemental declaration of merger and annexation for cambridge condominium, Phase III, recorded in Volume 83114, Page 3476, condominium records, Dallas County, Texas.

## Notice of Substitute Trustee's Sale

Date: December 29, 2025

Substitute Trustee: Gaylene Lonergan  
Lonergan Law Firm PLLC  
12801 North Central Expressway, Suite 150, Dallas, Tx, 75243

Lender: Pattina Equities, LLC

Note: Promissory Note dated November 27, 2019 in the original principal amount of \$70,752.77, executed by Linda Relish.

Deed of Trust:

Date: November 27, 2019

Grantor: Linda Relish

Lender: Pattina Equities, LLC

Recording information:

Recorded under Instrument Number 201900322070 of the County Clerk's Records, Dallas County, Texas.

Property:

**Being Lot 5, in Block E/6078 of Deerpath Village Addition, Third Installment, an Addition to the City of Dallas, Dallas County, Texas, According to the Map thereof Recorded in Volume 14, Page 29 and 30 of the Map Records of Dallas County, Texas.**

**Said Property more commonly known as 2323 Deer Path Drive, Dallas, TX 75216**

County: Dallas

Date of Sale: February 3, 2026

Time of Sale: 10:00 a.m. - 1 p.m.

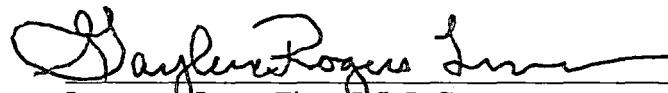
Place of Sale: At the North Side of the George Allen Courts Building, located at 600 Commerce Street, Dallas, Texas 75202 facing Commerce Street below the hanging, or as otherwise designated by the County Commissioners.

2026 JAN -5 AM 10:58  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY  
KYM  
DEPUTY

**FILED**

Gaylene Rogers Lonergan is Substitute Trustee as appointed by Lender. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
\_\_\_\_\_  
LonerganLawn Firm, P.L.L.C  


STATE OF TEXAS

COUNTY OF DALLAS

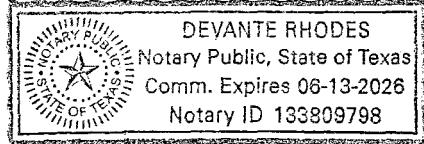
This instrument was acknowledged before me on this 29<sup>th</sup> day of December, 2025 by Gaylene Rogers Lonergan, Substitute Trustee.



\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires:

\_\_\_\_\_  
Print/Typed Name of Notary



### Notice of Substitute Trustee's Sale

**Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> 6/4/2021	<b>Original Mortgagor/Grantor:</b> ANTHONY LOGAN MOLINA AND HAYLEE MICHELLE SIZEMORE
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> Lakeview Loan Servicing, LLC
<b>Recorded in:</b> <b>Volume:</b> <b>Page:</b> <b>Instrument No:</b> 202100167778	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> LoanCare, LLC	<b>Mortgage Servicer's Address:</b> 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

\* 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 above referenced loan.

**Secures:** Note in the original principal amount of \$205,214.00, executed by ANTHONY LOGAN MOLINA AND HAYLEE MICHELLE SIZEMORE and payable to the order of Lender.

**Property Address/Mailing Address:** 7616 TEXRIDGE DRIVE, DALLAS, TX 75232

**Legal Description of Property to be Sold:** LOT 12, IN BLOCK 1/7573, OF OLDE FARM ESTATES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 52, PAGE 89, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS.

<b>Date of Sale:</b> February 03, 2026	<b>Earliest time Sale will begin:</b> 11: 00 AM
----------------------------------------	-------------------------------------------------

**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 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Xome Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Tejas Corporate Services, LLC whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

2025 DEC 31 AM 10:38

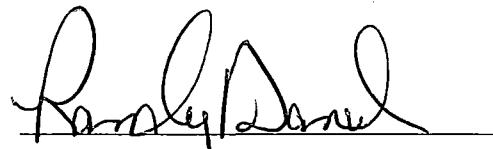
FILED  
JOHN E. WARREN  
CLERK OF COURT  
TARRANT COUNTY TEXAS

**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 *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Xome Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Tejas Corporate Services, LLC whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, 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 Xome Inc. whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Tejas Corporate Services, LLC whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

**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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Xome Inc. OR Tejas Corporate Services, LLC, Trustee  
c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)-321-7112

Our Case Number: 18-13054-FC-7

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 5, 2005, ORSON B EDMOND, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to NEW CENTURY MORTGAGE CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 3285103, in Book 2005 056, at Page 06733, in the DEED OF TRUST OR REAL PROPERTY RECORDS of DALLAS COUNTY, TEXAS; and

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;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 3, 2026** 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, I will sell said Real Estate at George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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.

Said Real Estate is described as follows: **LOT 19, BLOCK 15/8605, OF THE WOODS, THIRD SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 76006, PAGE 645, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.**

**Property Address:** 7319 LOST CANYON DR, DALLAS, TX 75249

**Mortgage Servicer:** BANK OF AMERICA, N.A.

**Noteholder:** DEUTSCHE BANK NATIONAL TRUST COMPANY AS  
TRUSTEE FOR THE HOLDERS OF NEW CENTURY HOME  
EQUITY LOAN TRUST, SERIES 2005-A, ASSET BACKED  
PASS-THROUGH CERTIFICATES  
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 above referenced loan.

### **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 this 18 day of Dec, 2025

  
Authorized Agent of Auction.com, LLC as  
Substitute Trustee, Resolve Trustee Services,  
LLC, Marinosci Law Group, PC

**Substitute Trustee Address:**

Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

**FILED**

2025 DEC 30 PM 2:05

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY M4 DEPUTY

FILED

Notice of Substitute Trustee Sale

2025 DEC 30 PM 2:05

T.S. #: 25-17444

JOHN F. WARREN  
COUNTY CLERK  
DALLAS, TEXAS

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: 2/3/2026

Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.  
The sale will be completed by no later than 4:00 PM

Place: Dallas County Courthouse in DALLAS, Texas, at the following location: the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Being Lot 17 in Block Fourteen (14), Alameda Heights No. 1, an addition in the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 14, Page 319, Plat Records of Dallas County, Texas.**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 12/21/2023 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 202400024799 recorded on 2/7/2024 of the Real Property Records of Dallas County, Texas.

2508 KAHN STREET,  
DALLAS TX 75241

Trustor(s):	<b>Myles Partners LLC</b>	Original Beneficiary:	<b>Merchants Funding, LLC</b>
Current Beneficiary:	<b>Toorak Capital Partners, LLC</b>	Loan Servicer:	<b>c/o Bulow &amp; Associates, LLC</b>
Current Substituted Trustees:	<b>Auction.com, LLC, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Stockman Foreclosure Services Inc., Rick Snone, Prestige Default Services, LLC, Agency Sales and Posting LLC</b>		

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 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 beneficiary 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. 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 beneficiary 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

T.S. #: 25-17444

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.

**Type of sale** - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described in the Deed of Trust. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**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 \$311,040.00, executed by Myles Partners LLC, a Texas Limited Liability Company, and payable to the order of Merchants Funding, LLC ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Myles Partners LLC, a Texas Limited Liability Company to Myles Partners LLC. Toorak Capital Partners, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

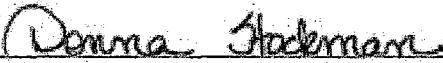
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

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

Toorak Capital Partners, LLC  
c/o c/o Bulow & Associates, LLC  
7400 E. Crestline Circle, Suite 250  
Greenwood Village, CO 80111  
720-554-9516

Dated: 12-30-25

Auction.com, LLC, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Stockman Foreclosure Services Inc., Rick Snone, Prestige Default Services, LLC, Agency Sales and Posting LLC

  
\_\_\_\_\_  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES**

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE: December 17, 2025**

**NOTE:** Note described as follows:

Date: May 15, 2014  
Maker: Matthew Shaw  
Payee: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender  
Original Principal Amount: \$157,700.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: May 15, 2014  
Grantor: Matthew Shaw, a single person  
Trustee: Thomas E. Black Jr.  
Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender  
Recorded: INSTRUMENT NO. 201400121353, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS.

**LENDER:** NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

**BORROWERS:** MATTHEW SHAW

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND

2025 DEC 30 PM 2:04  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY MH DEPSY

**FILED**

IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto. ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, JOSHUA SANDERS, RAMIRO CUEVAS, MATTHEW HANSEN, DANIEL HART, AUCTION.COM LLC, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER BROWN, KELLY GODDARD, LESLIE SHULER, ROBIN SHELTON, AND DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, Eighth Floor  
Dallas, Texas 75219

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

**FEBRUARY 3, 2026, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.**

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**In DALLAS County, Texas, at THE GEORGE ALLEN COURTS BUILDING, 600 COMMERCE STREET, DALLAS, TX 75202 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

**RECITALS**

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

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, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to 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 that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about 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 will be sold 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 PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.**

#### **APPOINTMENT OF SUBSTITUTE TRUSTEE**

**DEED OF TRUST:** Deed of Trust described as follows:

Date: May 15, 2014  
Grantor: Matthew Shaw, a single person  
Trustee: Thomas E. Black Jr.  
Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing successor to original lender  
Recorded: INSTRUMENT NO. 201400121353, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS.

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, JOSHUA SANDERS, RAMIRO CUEVAS, MATTHEW HANSEN, DANIEL HART, AUCTION.COM LLC, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER BROWN, KELLY GODDARD, LESLIE SHULER, ROBIN SHELTON, AND DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of DECEMBER 17, 2025, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

#### Appointment of Substitute Trustees:

By: Lillian Riley

Name: Lillian A. Riley, Attorney for NewRez  
LLC d/b/a Shellpoint Mortgage Servicing

BEFORE ME, the undersigned authority, on this day appeared Lillian A. Riley, and after being by me duly sworn, stated that they executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on December 17, 2025.

A circular notary seal for Maria A. Saenz, Notary Public, State of Texas. The seal features a five-pointed star in the center, surrounded by the text "NOTARY PUBLIC" and "STATE OF TEXAS". Below the star, the ID number "132372232" is printed. At the bottom, the expiration date "EXP. 02-24-2028" is visible. The seal is overlaid on a handwritten signature of "Maria A. Saenz" and the text "Notary Public State of Texas".

**Notice of Sale executed by:**

Name: David Garvin

### Substitute Trustee

**EXHIBIT A**

LOT 6, BLOCK 4580, OF TERRY HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS.  
DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1778, PAGE  
425, DEED RECORDS, DALLAS COUNTY, TEXAS.