

FILED

BTH Bank, National Association, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Jhonny Marquez Martinez
Jamie Esperanza Tinoco
2815 Wilhurt Ave, Dallas, TX 75216

Sent via first class mail and CMRR # 9489 0178 9820 3046 6855 64 on 01.13.2026

2026 JAN 13 AM 11:57

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY CK DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Jhonny Marquez Martinez and Jamie Esperanza Tinoco executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201700252419, to which reference is made for all purposes.

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, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of February, 2026

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

LOT 5, BLOCK 4/6081, SOUTHGATE ANNEX NO. 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 14, PAGE 379, MAP RECORDS OF DALLAS COUNTY, TEXAS.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

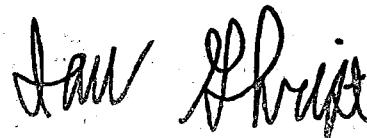
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FILED

Mi Casa Rising Phoenix, LLC, a Texas limited liability company, Noteholder

August REI, LLC, Loan Servicing Company

Ghrist Law Firm PLLC (hereinafter "Attorney")

2026 JAN 13 AM 11:57

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY CR DEPUTY

Maria Luisa Montano Leana

8143 Jennie Lee Ln., Dallas, TX 75227

Sent via first class mail and CMRR # 9489 0178 9820 3046 6855 26 on 01.13.2026

NOTICE OF TRUSTEE'S SALE

WHEREAS Maria Luisa Montano Leana and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202100306520, to which reference is made for all purposes.

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, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of February, 2026

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

LOT 12, BLOCK B3/6193, REVISION PART BLOCKS A,B,&C CITY BLOCK 6193, GERTIE ANDREWS ADD'N, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN Volume 28, Page 193, OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS; More commonly known as 8143 JENNIE LEE LANE, DALLAS, TX 75227

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

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.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

GHRIST LAW FIRM PLLC



Ian Ghrist, Richard Ramsey
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

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.

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 3rd day of February, 2026; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

Date of Deed of Trust: December 9, 2021

Maker: Manuel Antonio Alvarez Izada and Aylin S. Alfonso

Original Trustee named in Deed of Trust: L. Scott Horne

Original amount of Secured Indebtedness: \$231,000.00

Original Beneficiary named in Deed of Trust: YMBC Holdings, LLC

Property described in Deed of Trust:

Lot 13, Block E/6128 of Buckner Terrace Addition First Installment, an Addition to the City of Dallas, Dallas County, Texas, according to the Revised Map recorded in Volume 45, Page 97, Map Records, Dallas County, Texas. **More commonly known as 5710 Meadowick Lane, Dallas, TX 75227**

Said Deed of Trust is recorded under Document No. 2021-202100382149 in the Deed of Trust Records of Dallas County, Texas.

Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is

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FILED
BY *JKH*
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. S2 Equities, LLC, Mortgage Servicer, is representing the current mortgagee, and their address is :

1795 Northwest Highway
Garland, TX 75041
Phone #972-840-0660

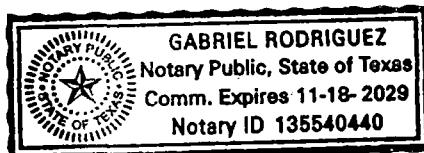
EXECUTED this 12th day of January, 2026

L.Scott Horne
1795 Northwest Highway
Garland, TX 75041
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 12th day of January, 2026, by L.Scott Horne, known to me personally or by driver's license, in the capacity therein stated.



Gab Horne
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, on or about July 1, 2022, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Kelvin Davis, the present owner of said real property, to Forest West Owners Association, Inc. (the "Association"); and

WHEREAS, the said Kelvin Davis has continued to default in the payment of her 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 Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 312, Building C, and its appurtenant undivided interest in and to the general and limited common elements of Forest West Condominiums, Phase II, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration, recorded in Volume 81189, Page 2748 and Volume 82144, Page 2504, Condominium Records, Dallas County, Texas (3022 Forest Lane, Building C, Unit 312)

WITNESS my hand this 13rd day of January, 2026

FOREST WEST OWNERS ASSOCIATION, INC.

The within notice was posted by me on the _____ day of _____, 2026, at the Dallas County Courthouse in Dallas, Texas.

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
TEXAS

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
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COUNTY OF DALLAS §

WHEREAS, on or about June 17, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Christopher H. Campbell and Kellane Marica Howell, the present owners of said real property, to Forest West Owners Association, Inc. (the "Association"); and

WHEREAS, the said Christopher H. Campbell and Kellane Marica Howell have continued to default in the payment of 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 Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 216, Building B, and an undivided interest in and to the general and limited common elements of Forest West Condominiums, a Condominium Regime in the City of Dallas, Dallas County, Texas, as more particularly described on Exhibit A attached hereto and incorporated herein by reference. (3022 Forest Lane, Unit 216)

WITNESS my hand this 13th day of January, 2026

FOREST WEST OWNERS ASSOCIATION, INC.

By: John F. Reed

Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the _____ day of _____, 2026, at the Dallas County Courthouse in Dallas, Texas.

FILED

2026 JAN 13 PM 1:29

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY 144 DEPUTY

Exhibit A

Unit 216, Building B; the following real property of Forest West Condominiums, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 81189, Page 2748, Condominium Records of Dallas County, Texas, as affected by Supplemental Declaration filed 11/25/1981, recorded in Volume 81231, Page 2360; First Amendment filed 04/16/1982, recorded in Volume 82076, Page 2667; Second Amendment filed 06/30/1982, recorded in Volume 82128, Page 2339; Restated and Amended Supplemental Declaration filed 06/23/1982, recorded in Volume 82144, Page 2504; Third Amendment filed 04/27/1983, recorded in Volume 83085, Page 1566, Real Property Records, Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in said Declaration, together with an undivided interest, appurtenant to the Residential Unit described below in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit "C" attached to the Declaration.

Residential Unit: Unit 216, Building B

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, on or about January 17, 2023, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Danyelle Gilliam, the present owner of said real property, to Hickory Creek (Dallas) Homeowners' Association, Inc. (the "Association"); and

WHEREAS, the said Danyelle Gilliam has continued to default in the payment of her 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 Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 35, Block E/8806, of Hickory Creek Phase 2, an addition to the City of Dallas, Dallas County, according to the plat thereof recorded under cc# 200600155508, Map Records of Dallas County, Texas, together with all goods that are or will be fixtures and that are or will be located on the premises, including without limitation all air conditioning, ventilating, plumbing, electrical fixtures, all of which Grantor agrees are or will be part of and affixed to the real estate described in this paragraph (13830 Creek Crossing Drive)

WITNESS my hand this 12th day of January, 2026

HICKORY CREEK (DALLAS) HOMEOWNERS ASSOCIATION, INC.

By:

~~Jason R. Reed, Substitute Trustee~~

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the _____ day of _____, 2026, at the Dallas County Courthouse in Dallas, Texas.

2109-81292

CAUSE NO. DC-23-05513

IN RE: ORDER FOR FORECLOSURE
CONCERNING

13830 Creek Crossing Drive
Dallas, TX 75253

UNDER TEX. R. CIV. PROC. 736

AND DANYELLE GILLIAM

IN THE DISTRICT COURT OF

DALLAS COUNTY, TEXAS

95TH JUDICIAL DISTRICT

ORDER FOR FORECLOSURE

July 24, 2025 (n)

On April 26, 2023, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action was presented to the Court. Hickory Creek (Dallas) Homeowners' Association, Inc. (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 13830 Creek Crossing Drive, Dallas, Texas 75253, and further described as follows:

Lot 35, Block E/8806, of Hickory Creek Phase 2, an addition to the City of Dallas, Dallas County, according to the plat thereof recorded under cc# 200600155508, Map Records of Dallas County, Texas, together with all goods that are or will be fixtures and that are or will be located on the premises, including without limitation all air conditioning, ventilating, plumbing, electrical fixtures, all of which Grantor agrees are or will be part of and affixed to the real estate described in this paragraph (13830 Creek Crossing Drive) (hereinafter the "Property").

The Court finds that the Association's Application for Foreclosure complies with Rule 736.1 of the Tex. R. Civ. Proc. and was properly served in accordance with Rule 736.4 of the Tex. R. Civ. Proc. The Court further finds that Respondent has not previously filed a response, and the return of service has been on file with the clerk of the Court for at least 10 days before the date of this Order. The Court finds that the name and last known address of each respondent is as follows:

Danyelle Gilliam
13830 Creek Crossing Drive
Dallas, Texas 75253

Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute *prima facie* evidence of the truth of the matters alleged. The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration of Covenants, Conditions and Restrictions for Hickory Creek (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondent's acquisition of the Property, Respondent agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article IV of the Declaration.
5. Article IV, Section 4.1 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article IV, Section 4.6.D of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondent's ownership, Respondent has been assessed maintenance fees in a non-discriminatory manner based on Respondent's

ownership of the Property.

8. Article IV, Section 4.6.B of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of March 27, 2023, Respondent is 48 months in default in his/her obligations to the Association for a total of Two Thousand Two Hundred and Sixty Eight Dollars and Sixty Four Cents (\$2,268.64).
10. Respondent has been notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by notice letter dated February 7, 2022.
11. A Notice of Lien was filed on or about January 17, 2023 at Instrument No. 202300009175 in the office of the County Clerk of DALLAS, Texas, and Respondent was notified of same by letter dated January 11, 2023.
12. The Association afforded Respondent thirty (30) days to cure the default pursuant to the January 11, 2023 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

THE COURT THEREFORE GRANTS the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

IT IS THEREFORE ORDERED that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

IT IS FURTHER ORDERED that the Association shall send Respondent a copy of this Order with the notice of foreclosure sale sent to Respondent; and

IT IS FURTHER ORDERED that the Association may communicate with Respondent and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON July 24, 2025.


JUDGE PRESIDING

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
§
COUNTY OF DALLAS §

WHEREAS, on or about November 10, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Tyrous William Ingram, IV, the present owner of said real property, to 4241 Buena Vista Street Condominium Association, Inc. (the "Association"); and

WHEREAS, the said Tyrous William Ingram, IV has continued to default in the payment of her 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 Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

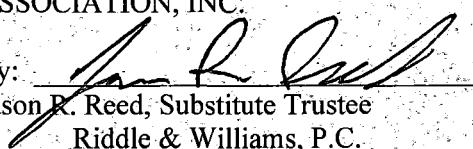
Unit 9, and its appurtenant undivided interest in and to the general and limited common elements of 4241 Buena Vista Street Condominium, a condominium regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration of Condominium recorded in Volume 2002159, Page 293, Condominium Records, Dallas County, Texas.
(4241 Buena Vista Street, Unit 9)

2026 JAN 13 PM 1:28

JOHN F. WARREN
CLERK OF THE
COUNTY OF DALLAS TEXAS
WITNESS my hand this 20th day of December, 2025

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M H

4241 BUENA VISTA STREET CONDOMINIUM
ASSOCIATION, INC.

By: 
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the _____ day of _____, 2025, at the Dallas County Courthouse in Dallas, Texas.

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Borrower: LIMON INVESTMENTS, LLC & GL PROPERTY INVESTMENTS, LLC

Lender: MUSTANG CREDIT SOLUTIONS, LLC

Note: Promissory Note dated April 12, 2024, in the original principal amount of \$146,000.00, executed by Borrower as maker and payable to the order of Lender

Deed of Trust: Deed of Trust – Security Agreement – Financing Statement dated April 12, 2024, executed by Borrower to Original Trustee, recorded April 16, 2024 as Document Number 202400076104, Official Public Records of Dallas County, Texas

Property: See Exhibit A

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

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

Sale Date: February 3, 2026

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

County: Dallas County, Texas

Designated Sale Area: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE 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

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

2026 JAN 13 PH 2:40
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

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

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

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

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

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

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

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

Notice pursuant to Section 51.002, Texas Property Code: "Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

[Signature Page Follows]

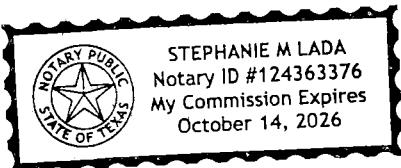
EXECUTED on January 12, 2026.

Hector P. Hen

Hunter P. Harvison
ATTORNEY

STATE OF TEXAS
COUNTY OF TARRANT

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



AFTER RECORDING RETURN TO:

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

EXHIBIT A

The Property

Being a portion of Lot 2, Block A/1260, Caven's Colonial Avenue Addition, City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 120, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING of a 1/2 inch iron set with yellow plastic cap stamped CBG Surveying for corner, said corner being the South corner of that tract of land conveyed to James Gipson and wife, Odessa Gipson, by deed recorded in Volume 4495, Page 104, Deed Records of Dallas County, Texas, same being the South corner of Lot 1 and West corner of Lot 2 of said Caven's Colonial Avenue Addition, and lying along the Northeast line of Holmes Street (60 foot right-of-way);

THENCE North 44 degrees 20 minutes 00 seconds East, along the Southeast line of said Gipson tract, a distance of 119.00 feet to a point for corner, said corner lying along the Southeast line of that tract of land conveyed to Vincent J. Gibson, by deed recorded in Instrument No. 20070194957, Official Public Records at Dallas County, Texas, from which a fence post found bears North 32 degrees 29 minutes 57 seconds East, a distance of 1.03 feet for witness;

THENCE South 45 degrees 00 minutes 00 seconds East, a distance of 50.00 feet to a point for corner, said corner lying along the Northwest line of Lot 3 of said Caven's Colonial Avenue Addition, from which an "X" found bears North 08 degrees 46 minutes 36 seconds East, a distance of 1.27 feet for witness;

THENCE South 44 degrees 20 minutes 00 seconds West, along said Northwest line of Lot 3, a distance of 119.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the West corner of said Lot 3, and lying along the aforementioned Northeast line at Holmes Street;

THENCE North 45 degrees 00 minutes 00 seconds West, along told Northeast line of Holmes Street, a distance of 50.00 feet to the POINT OF BEGINNING and containing 5,950 square feet or 0.14 acres of land.

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.

2012
FILED
PM 12: 18

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WARREN
CLERK
COUNTY
DEPUTY

DATE: JANUARY 8, 2026

NOTE: Note described as follows:

Date: APRIL 11, 2012
Maker: LEXIAM PROPERTIES, LLC as assumed by Dynamic Development
Interests, LLC- Series A
Payee: SIMMONS BANK SUCCESSOR-BY-MERGER TO SPIRIT OF
TEXAS BANK SSB
Original Principal Amount: \$172,800.00

DEED OF TRUST: Deed of Trust described as follows:

Date: APRIL 11, 2012
Grantor: LEXIAM PROPERTIES, LLC as assumed by Dynamic Development
Interests, LLC- Series A
Trustee: DEAN O. BASS
Beneficiary: SIMMONS BANK SUCCESSOR-BY-MERGER TO SPIRIT OF
TEXAS BANK SSB
Recorded: DOCUMENT NO. 201200120641, Real Property Records, DALLAS
County, Texas

LENDER: SIMMONS BANK SUCCESSOR-BY-MERGER TO SPIRIT OF TEXAS
BANK SSB

BORROWER: LEXIAM PROPERTIES, LLC as assumed by Dynamic Development
Interests, LLC- Series A

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, 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: DAVID GARVIN, 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.

Substitute Trustee's Mailing Address:

5728 LBJ FREEWAY
SUITE 150
DALLAS, TEXAS 75240

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

FEBRUARY 3, 2026, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In DALLAS County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, 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.

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 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 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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: APRIL 11, 2012
Grantor: LEXIAM PROPERTIES, LLC as assumed by Dynamic Development Interests, LLC- Series A
Trustee: DEAN O. BASS
Beneficiary: SIMMONS BANK SUCCESSOR-BY-MERGER TO SPIRIT OF TEXAS BANK SSB
Recorded: DOCUMENT NO. 201200120641, Real Property Records, DALLAS County, Texas

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, 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: DAVID GARVIN, 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.

Substitute Trustee's Mailing Address:
5728 LBJ FREEWAY
SUITE 150
DALLAS, TEXAS 75240

Each Substitute Trustee is appointed **effective as of JANUARY 8, 2026**, 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: /s/ Michael P. Menton

Name: Michael P. Menton, Attorney for
SIMMONS BANK SUCCESSOR-
BY-MERGER TO SPIRIT OF
TEXAS BANK SSB

Notice of Sale executed by:



Name: David Garvin

Substitute Trustee

C:\Users\Mike Menton\Baker Lopez Dropbox\0 Team Folder\1 Menton Clients\Simmons Bank\DYYNAMIC DEVELOPMENT INTERESTS\FEBRUARY 2026\NOTICE OF FORECLOSURE.doc

EXHIBIT A

Property (including any improvements): BEING LOTS 9, 10, 16, IN BLOCK 8819, J. E. BIGGS SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 68102, PAGE 2077, MAP RECORDS, DALLAS COUNTY, TEXAS.

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2026 JAN 13 PM 12:18

STATE OF TEXAS

*

JOHN F. WARREN

COUNTY OF DALLAS

*

KNOW ALL MEN BY THESE PRESENT

DALLAS COUNTY

BY

DEPUTY

WHEREAS, by Deed of Trust, dated **NOVEMBER 19, 2024**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202400239244** of the Deed Records of **DALLAS** County, Texas, executed by **F.A.N. 1 RE HOLDINGS LLC**, to **CARRIE WAIBEL OR ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

BEING LOT 9, BLOCK A/8261 OF THIRD INSTALLMENT AND REVISION OF SECOND INSTALLMENT OF COLLEGE PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70082, PAGE 197, MAP RECORDS, DALLAS COUNTY, TEXAS.

aka: 4146 Tioga St., Dallas, TX 75241.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$185,400.00** executed by **F.A.N 1 RE HOLDINGS LLC**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER BROWN, KELLY GODDARD, LESLIE SHULER OR ROBIN SHELTON** as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 3rd day of FEBRUARY, 2026**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness

4146 Tioga St., Dallas, TX 75241.

secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **DALLAS County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS County** for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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 this 9th day of **JANUARY 2026**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, Leslie Shuler or Robin Shelton as Substitute Trustee

FOR INFORMATION CONTACT: 8101 BOAT CLUB ROAD, STE 320
FORT WORTH, TX 76179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2026 JAN 13 PM 12:18

STATE OF TEXAS

*

JOHN F. WARREN

COUNTY OF DALLAS

*

*

KNOW ALL MEN BY THESE PRESENT

COUNTY CLERK
DALLAS COUNTY

BY

DEPUTY

WHEREAS, by Deed of Trust, dated **APRIL 8, 2022**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202200142714** of the Deed Records of **DALLAS** County, Texas, executed by **ADLO ENTERPRISES LLC**, to **CHARLES C. GUMM, III or CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

BEING LOT 3 IN BLOCK "L"/6048 OF HIGHLAND OAKS ADDITION NO. 2, INSTALLMENT NO. 5, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP OF SAID ADDITION RECORDED IN VOLUME 43, PAGE 199, MAP RECORDS, DALLAS COUNTY, TEXAS.

aka: 1219 Oak Meadows Dr., Dallas, TX 75232.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$190,000.00** executed by **ADLO ENTERPRISES LLC**, and made payable to **First Funding Investments, Inc.**

WHEREAS the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER BROWN, LESLIE SHULER OR ROBIN SHELTON**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 3rd day of FEBRUARY, 2026**, being the first Tuesday of such month, at the county courthouse of **DALLAS** County, Texas, the substitute Trustee will sell the

1219 Oak Meadows Dr., Dallas, TX 75232.

Page 1 | 2

Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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 this **9th** day of **JANUARY 2026**.

David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Leslie Shuler or Robin Shelton as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320,
Fort Worth, TX 76179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE **FILED**

STATE OF TEXAS

*

2026 JAN 13 PM 12:18

COUNTY OF DALLAS

*

KNOW ALL MEN BY THESE PRESENT
COUNTY CLERK
DALLAS COUNTY

BY DEPUTY

WHEREAS, by Deed of Trust, dated **MAY 8, 2025**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202500129181** of the Deed Records of **DALLAS** County, Texas, executed by **JJ&C FEED SUPPLY LLC**, to **CARRIE WAIBEL OR ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

LOT 3, BLOCK 14/5374, OF LAKE PARK ESTATES NO. 5, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 409, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

aka: **2314 Glengariff Dr., Dallas, TX 75228.**

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$216,950.00** executed by **JJ&C FEED SUPPLY LLC**, and made payable to **First Funding Investments, Inc.;**

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER BROWN, KELLY GODDARD, LESLIE SHULER OR ROBIN SHELTON** as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 3rd day of FEBRUARY, 2026**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will

2314 Glengariff Dr., Dallas, TX 75228.

take place at the **DALLAS County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS County** for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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 this **9th** day of **JANUARY 2026**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, Leslie Shuler or Robin Shelton as Substitute Trustee

FOR INFORMATION CONTACT: 8101 BOAT CLUB ROAD, STE 320
FORT WORTH, TX 76179

FILED
NOTICE OF FORECLOSURE SALE

2026 JAN 13 PM 12: 18

Notice is hereby given of a public non-judicial foreclosure sale.

JOHN F. WARREN

~~CLERK~~

DALLAS COUNTY

~~MADE A PART HEREOF PUTY~~

~~BY~~

1. Property To Be Sold. The property to be sold is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF PUTY
2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: February 3, 2026

Time: The sale shall begin no earlier than 11:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: DALLAS County, on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. 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. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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 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.

Exhibit A – Legal Description

Being Lot 5, Block A/1957, In W.N. Burgess Subdivision, in Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 9, Page 71, Map Records, Dallas County, Texas, and being Lot 4-A, Block A/1956, of H.E. Easley Subdivision, an addition in the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 12, Page 137, Plat Records, Dallas County, Texas, same being that tract of land conveyed to Gwendolyn Clark, by deed recorded in Volume 84017, Page 2019, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron pipe found for corner, said corner being along the Northwest line of Southland Street (40 foot right-of-way) and being the South corner of Lot 4, in Block A/1957, of said H.E. Easley addition;

THENCE South 46 degrees 37 minutes 00 seconds West, along the Northwest line of said Southland Street, a distance of 67.66 feet to a "X" set for corner, said corner being the East corner of Lot 9, Block A/1956, of Martel Finance Corporation Sub-Division, an addition in the City of Dallas County, Texas according to the plat thereof recorded in Volume 11, Page 359, Map Records, Dallas County, Texas, from which a "X" found bears South 47 degrees 31 minutes 08 seconds East, a distance of 0.36 feet for witness;

THENCE North 45 degrees 08 minutes 56 seconds West, along the Northeast line of Lot 9, Block A/1956, of said Martel Finance Corporation Sub-division, a distance of 137.00 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped C.B.G. Surveying for corner, said corner being the South corner of said H.E. Easley Subdivision;

THENCE North 46 degrees 37 minutes 00 seconds East, along the Southwest line of said H.E. Easley Subdivision, passing at a distance of 19.60 feet to a 5/8 inch iron pipe found for reference, continuing a fetal distance of 69.59 feet to a 5/8 inch iron pipe found for corner, said corner being the West corner of Lot 4, Block A/1957, of said addition;

THENCE South 44 degrees 20 minutes 26 seconds East, along the Southwest line of Lot 4, Block A/1957, of said addition, a distance of 137.00 feet to the POINT OF BEGINNING and containing 9,399 square feet or 0.22 acres of land.

6. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Connie Garay ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated December 23, 2022 and executed by Debtor in the Original Principal Amount of \$172,812.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee for LB-Dwelling Series V Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated December 23, 2022, designating Matt Haddock, P.L.L.C. as the Original Trustee and is recorded in the office of the County Clerk of DALLAS County, Texas, under Instrument No. 2022-202200324170, of the Real Property Records of DALLAS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 5th Street, Eureka, CA 95501.

7. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as 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.

8. **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.

DATED January 13, 2026



David Garvin, 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, Richard E. Anderson, Ray Vela, Cesar DelaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

A&M/Powell/19780

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2026 JAN 12 PM 12:18

DATE: January 12, 2026

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY ~~CLERK~~ DEPUTY

NOTE:

DATE: August 25, 2020
AMOUNT: \$100,800.00
MAKER: James Otis Powell
PAYEE: ForexBoxUSD, LLC

DEED OF TRUST:

DATE: August 25, 2020
GRANTOR: James Otis Powell
BENEFICIARY: ForexBoxUSD, LLC
COUNTY WHERE PROPERTY IS LOCATED: Dallas
TRUSTEE: Celeste Rondinaro
RECORDING INFORMATION: Document No. 2020-202000231993, Official Public
Records of Dallas County, Texas

PROPERTY: Lot 22, Block 3/5852, of Lisbon Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 5, Page 131, of the Map Records of Dallas County, Texas.

Personal Property: The property constituting personal property located in or on and used in the enjoyment of the Property.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: James Otis Powell

SUBSTITUTE TRUSTEE: David Garvin or Jeff Benton or Brandy Bacon or Michelle Schwartz or Guy Wiggs or David Stockman or Donna Stockman or Janet Pinder or Jamie Dworsky or Angela Cooper Brown or Kelly Goddard or Leslie Shuler or Robin Shelton

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
February 3, 2026, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

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, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



David Garvin or Jeff Benton or Brandy Bacon
or Michelle Schwartz or Guy Wiggs or David
Stockman or Donna Stockman or Janet Pinder
or Jamie Dworsky or Angela Cooper Brown or
Kelly Goddard or Leslie Shuler or Robin Shelton,
Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF DALLAS

§

§

DEED OF TRUST:

Date: March 10, 2023
 Grantor: Omar Carrion Carreon and Gabriela Romero
 Original Beneficiary: Cadence Bank
 Trustee: Charles J. Pignuolo
 Recording Info: Clerk's File No. 202300047021 of the Real Property Records of Dallas County, Texas

CURRENT BENEFICIARY: Cadence Bank

SUBSTITUTE TRUSTEE: David Garvin and/or Jeff Benton and/or Brandy Bacon and/or Michelle Schwartz and/or Guy Wiggs and/or David Stockman and/or Donna Stockman and/or Janet Pinder and/or Jamie Dworsky and/or Angela Cooper Brown and/or Kelly Goddard and/or Leslie Shuler and/or Robin Shelton and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 138 S. Dill Street, Suite B, P.O. Box 270, East Bernard, Texas 77435

PROPERTY DESCRIPTION: Being Lot Fifteen (15) in Block R/5841 of Fourth Section of Ann Arbor Addition to the City of Dallas, Texas, according to the Map recorded in Volume 24, Page 191, of the Map Records of Dallas County, Texas.

DATE OF SALE: Tuesday, February 3, 2026

TIME OF SALE: No earlier than 11:00 AM and to be concluded within three hours of such time.

PLACE OF SALE: In the area designated by the Dallas County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Dallas County Courthouse, or, if there is no such entrance, then at the west wall of the Dallas County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

2026 JAN 3
 DATED: January 12, 2026
 BY: JOHN W. BADGER
 COUNTY: DALLAS
 CITY: DALLAS



David Garvin and/or Jeff Benton and/or Brandy Bacon and/or Michelle Schwartz and/or Guy Wiggs and/or David Stockman and/or Donna Stockman and/or Janet Pinder and/or Jamie Dworsky and/or Angela Cooper Brown and/or Kelly Goddard and/or Leslie Shuler and/or Robin Shelton and/or Bruce M. Badger and/or Travis C. Badger
 Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
 P.O. Box 270
 East Bernard, Texas 77435

**NOTICE OF FORECLOSURE SALE
("SUBSTITUTE TRUSTEE'S" SALE)**

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATE OF NOTICE: January 13, 2026

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

DATED: November 30, 2023

GRANTOR: Alejandro Galindo Gonzalez & Yaneth Noemi Galdamez Saucedo

TRUSTEE: Teresa A. Myers

LENDER: Southern Hills Property Group, LLC

**CURRENT
HOLDER:** Southern Hills Property Group, LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 202300244120 of the real property records of Dallas County, Texas.

**LEGAL DESCRIPTION &
PROPERTY TO BE SOLD:**

LOT 11, BLOCK 5/6857, OF CORRIGAN GARDENS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 199, OF THE MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.

FILED
2026 JAN 13 PM 12:02

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

(MORE COMMONLY KNOWN AS: 5160 CARDIFF
STREET, DALLAS, TEXAS 75241)

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Alejandro Galindo Gonzalez & Yaneth Noemi Galdamez Saucedo, securing the payment of the indebtedness in the original principal amount of \$207,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) any and all modifications, renewals, and extensions of the Promissory Note. Southern Hills Property Group, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: February 3, 2026

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE L. ALLEN COURTS BUILDING
FACING COMMERCE STREET OR AS DESIGNATED BY THE
COUNTY COMMISSIONER'S OFFICE PURSUANT TO
SECTION 51.001 OF THE TEXAS PROPERTY CODE AS THE
PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE
PLACE*

TERMS OF SALE: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash; except that the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Joseph Juarez

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Southern Hills Property Group, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Southern Hills Property Group, LLC, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to section 51.0075(a) of the Texas Property Code, any Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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

Name and Address of Sender of Notice:

Renfro Law, PLLC

By: Ashleigh Renfro
10226 Midway Road

Dallas, Texas 75229

Phone: 972-708-4425

Fax: 972-521-6413

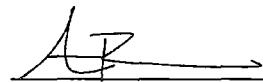
Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Southern Hills Property Group, LLC. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Southern Hills Property Group, LLC. Contact information for DIA Servicing, LLC, may be found below:

DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229

Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com

Renfro Law, PLLC


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

CERTIFICATION OF MAILING

Alejandro Galindo Gonzalez
Yaneth Noemi Galdamez Saucedo
5160 Cardiff Street
Dallas, Texas 75241

DATE SENT: JANUARY 13, 2026
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-3789-5691-61

BY: AK

Alejandro Galindo Gonzalez
Yaneth Noemi Galdamez Saucedo
5700 S. Horseshoe Bend
San Antonio, Texas 78288

DATE SENT: JANUARY 13, 2026
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-3789-5691 - 78

BY: AK

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

AK

Ashleigh Renfro

FILED

2026 JAN 13 AM 11:57

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY CLP DEPUTY

SIMPLEXITY INVESTMENTS, LLC, Noteholder
Ghrist Law Firm PLLC (hereinafter "Attorney")

SARA MARTINEZ and VICTORIA OLIVERA
MIGUEL A. MARTINEZ OLIVER
8023 Silverdale Dr, Dallas, TX 75232

Sent via first class mail and CMRR # 9489 0178 9820 3046 6855 88 on 01.13.2026

NOTICE OF TRUSTEE'S SALE

WHEREAS SARA MARTINEZ and VICTORIA OLIVERA and MIGUEL A. MARTINEZ OLIVER executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202200279258, to which reference is made for all purposes.

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, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of February, 2026

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 4, in Block H/7572, of POLK TERRACE HEIGHTS ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereol recorded in Volume 47, Page 107, of the Map Records of Dallas County, Texas. More commonly known as 8023 Silverdale Drive, Dallas, Texas, 75232

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

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. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

TP
FILED

NOTICE OF FORECLOSURE SALE 2026 JAN 12 AM 9:15
AND
APPOINTMENT OF SUBSTITUTE TRUSTEE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

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.

Deed of Trust:

Dated: February 1, 2022 (on or about)
Grantor: Silverkei Homes LLC
Trustee: David Gibson
Current Lender: Black Label Capital, LLC and American Century Life Insurance Company
Recorded in: Instrument No. 202200037672 recorded on February 9, 2022 in the official public deed records of Dallas County, Texas.

Legal Description: Being all that certain lot, tract or parcel of land situated in the A.T. Nanny Survey, Abstract No. 1094, in Dallas County, Texas, being a portion of Block 2702, according to the official Map of the City of Dallas, Dallas County, Texas, being the same land described in deed to Patsy Ruth Cozby, recorded in Instrument No. 20080315362, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch yellow capped iron rod set for corner in the Northeast line of Tension Memorial Drive, at the West corner of a tract of land described in deed to Trinidad Aguilar, recorded in Instrument No. 201000257576 (D.R.D.C.T.) and at the South corner of said Cozby tract;

THENCE North 45 degrees 38 minutes 22 seconds West, with the said Northeast line of the Tension Memorial Drive, a distance of 50.00 feet to an "X" set at the South corner of a tract of land described in deed to Vincent M. Tuley, a single person and Jessica L. Hillman, a single person, recorded in Instrument No. 201300118479 (D.R.D.C.T.);

THENCE North 45 degrees 25 minutes 12 seconds East, a distance of 149.91 feet to a 1/2 inch yellow capped iron rod set for corner in the Southwest line of Lot 6, Block 2702, of Ludwig's Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof

recorded in Volume 17, page 69, Plat Records, Dallas County, Texas (P.R.D.C.T.), at the East corner of said Tuley/Hillman tract;

THENCE South 45 degrees 32 minutes 21 seconds East, a distance of 50.00 feet to a 1/2 inch yellow capped iron rod set for corner in the said Southwest line of Lot 6, at the North corner of said Aguilar tract;

THENCE South 45 degrees 25 minutes 12 seconds West, a distance of 149.82 feet to the PLACE OF BEGINNING and containing 7,492 square feet or 0.17 of an acre of land.

More commonly known as: 1110 Tenison Memorial Drive, Dallas, Texas 75223

Foreclosure Sale:

Date: **Tuesday, February 3, 2026**

Time: The sale of the Property will be held between the hours of **10:00 A.M.** and **1:00 P.M.** local time; the earliest time at which the Foreclosure Sale will begin is **10:00 A.M.** and not later than three hours thereafter.

Place: The area located at the **north side of the George Allen Courts Building Facing Commerce Street at 600 Commerce St, Dallas, TX 75202**, or in the area otherwise designated by the Commissioner's Court pursuant to §51.002 of the Texas Property Code as amended.

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

Substitute Trustee: Taylor J. Monroe, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha.

Default has occurred in the payment of the promissory note secured by the Deed of Trust, and in the performance of the obligations set forth in the Deed of Trust. Because of that default, Lender, the owner and holder of said promissory note and Deed of Trust, has requested Substitute Trustee to sell the Property.

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

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

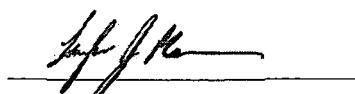
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS" **without any expressed or implied warranties**, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and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

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

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.

Dated: January 12, 2026

Respectfully submitted,



Taylor J. Monroe, Managing Attorney
The Monroe Law Firm, PLLC
SBN: 24117670
tmonroe@monroeelitelaw.com
5700 Tennyson Parkway, Ste. 300
Plano, Texas 75024
(972) 619-3588
www.monroeelitelaw.com

NOTICE OF TRUSTEE'S SALE

WHEREAS, On March 19, 2017, CLAUDIA MARLENE VASQUEZ CRUZ, executed a Residential Lease Agreement on the property located at 3322 Spring Avenue, Dallas, Texas, to lease the property, from MARIBEL RIOS and DANIEL RIOS, said Residential Lease Agreement was not filed for record; and

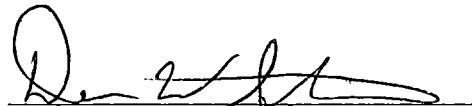
WHEREAS, Default has occurred in the payment of said Residential Lease Agreement, and the same is now wholly due, and the owner and holder of said Residential Lease Agreement has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3rd day of FEBRUARY, 2026, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 9, BLOCK 6/8801, OF GLENROSE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 2002024, PAGE 9457, OF THE DEED RECORDS, DALLAS COUNTY, TEXAS. ALSO KNOWN AS 3322 SPRING AVENUE, DALLAS, TEXAS.

WITNESS MY HAND, the 12 day of JANUARY, 2026.


DARRIN W. STANTON, TRUSTEE

2026 JAN 13 PM 1:56
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH

FILED

NOTICE OF TRUSTEE'S SALE **BY SUBSTITUTE TRUSTEE**

WHEREAS, on December 20, 2019, CARLOS GALINDO JUAREZ and GRACIELA YANEZ SANTIAGO, executed a *Deed of Trust* conveying to ASHLEIGH RENFRO, Trustee, the Real Estate hereinafter described, to secure HANEUL VENTURES, LLC, a Texas Limited Company, in the payment of a debt therein described, said *Deed of Trust* being recorded in Instrument Number 202000006730, of the Deed of Trust Records of Dallas County, Texas; and

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*; and WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3rd day of FEBRUARY, 2026, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 3, BLOCK F/2106, OF OWENSWOOD ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 324, MAP RECORDS, DALLAS COUNTY, TEXAS. ALSO KNOWN AS 3011 CULVER STREET, DALLAS, TEXAS.

WITNESS MY HAND, this 13 day of JANUARY, 2026.


DARRIN W. STANTON, Substitute Trustee

2026 JAN 13 PM 1:55
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MY DEPUTY

FILED

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, on or about August 22, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by The John McKinney III Revocable Trust, the present owner of said real property, to 5335 Bent Tree Forest Drive Condominium Homeowners Association (the "Association"); and

WHEREAS, the said The John McKinney III Revocable Trust has continued to default in the payment of her 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 Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 116, Building D, and the Condominium Unit and Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of 5335 Bent Tree Forest Drive, a Condominium Project, to the City of Dallas, Dallas County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plat, By-Laws, Amendments and/or Exhibits attached thereto, recorded in/under Volume 81176, Page 1905, Condominium Records, Dallas County, Texas (5335 Bent Tree Forest Drive, #116)

WITNESS my hand this 13th day of January, 2026

5335 BENT TREE FOREST DRIVE CONDOMINIUM
HOMEOWNERS ASSOCIATION

By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the ____ day of _____, 2026, at the Dallas County Courthouse in Dallas, Texas.

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2026 JAN 13 PH 1:29

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY Att'y DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 11t day of November, 2015, **Arbury Jean Sanders and Ali Raymond Smith** executed a Deed of Trust conveying to M. A. Graham, Trustee, the Real Estate hereinafter described, to secure a Vendor Lien Note in the payment of a debt therein described, said Deed of Trust being Recorded in by Instrument Number 201700211946, in the Deed of Trust 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 of said debt has requested the undersigned to sell said property to satisfy said indebtedness:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3rd day of February, 2025 between 10 o'clock A.M. and 4 o'clock P.M., I will sell said Real Estate at the door of the County Court House in Dallas County, Texas, in the area designated by the Dallas County Commissioners Court for foreclosure sales to occur at the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, and more specifically being the north side of the building below the overhang facing Commerce Street. The property will there be sold to the highest bidder for cash. The earliest time that the sale will occur is 10:00 am

Said Real Estate is described as follows: In the County of Dallas, State of Texas: Being Lot 12, in Block 6/2548 of the Lincoln Manor Addition No.2, an addition to the City of Dallas, Texas, according to the Map thereof recorded in Vol. 1, page 474, Map records of Dallas, County, Texas. **Also known as 2522 Lowery Street, Dallas, TX. 75215**

WITNESS MY HAND THIS the 12th day of January, 2026

FILED

2026 JAN 12 AM 11:55
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY


L.G. Neary, Substitute Trustee
4831 Gretna St.
Dallas, Texas 75207
214.969.7365