

2026 JAN 12 AM 11:12

NOTICE OF FORECLOSURE SALEJOHN F. WARREN
COUNTY CLERK

Assert and protect your rights as a member of the armed forces of the United States. If you are or ~~or~~ COUNTY your spouse is serving on active military duty, including active military duty as a ~~member of the~~ DEPUTY Texas National Guard or the National Guard of another state or as a member of a reserve component ~~MH~~ 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 is hereby given of a public non-judicial foreclosure sale.

1. Property to Be Sold. The property to be sold is described as follows:

Lot 22, Block B/1792, J.C. HOOPER'S SECOND AVENUE ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat recorded in Volume 1, Page 155, Map Records of Dallas County, Texas.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust from Kingdom Kids Investments, LLC, as Grantor, to Bramlet Beard, as Trustee, for Trinity Capital Bank of Texas, as Beneficiary, recorded as Instrument No. 202300104451 in the Official Public Records of Dallas County, Texas, as amended, restated and modified (the "Deed of Trust").

3. 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 will begin no earlier than 10:00 a.m., or no later than three hours thereafter.

Place: Dallas County, Texas, at the following location: The North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Texas 75202, or in the area designated by the Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.

The Deed of Trust and/or applicable law permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deeds of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. 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 obligations secured by the Deed of Trust 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 their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, and prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been

subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

5. Type of Sale. The sale is a nonjudicial deed-of-trust foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by the debtor.

The real property and personal property (if any) encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

6. Obligations Secured by the Deed of Trust. The indebtedness and obligations described in the Promissory Note dated May 25, 2023, in the original principal amount of \$242,500.00, executed by Kingdom Kids Investments, LLC and payable to Trinity Capital Bank of Texas, as amended, restated and modified.

7. Additional Obligations Secured by the Deed of Trust. The indebtedness and obligations described in the Promissory Note dated May 18, 2024, in the original principal amount of \$400,000.00, executed by Kingdom Kids Investments, LLC and payable to Trinity Capital Bank of Texas, as amended, restated and modified.

8. Default and Request to Act. Default has occurred under the Deed of Trust, and the beneficiary has instructed the undersigned substitute trustee to conduct this sale.

9. Substitute Trustee. The Substitute Trustee that will conduct the sale is as follows:

Chris Lawless, Troy A. Tufle and/or Bramlet F. Beard
815 W. Ennis Avenue
Ennis, Texas 75119

**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.**

Effective Date: January 12, 2026.



Bramlet F. Beard, Substitute Trustee
815 W. Ennis Avenue
Ennis, Texas 75119

FILED

2026 JAN 12 AM 11:13

NOTICE OF FORECLOSURE SALE

JOHN F. WARREN
COUNTY CLERK

DALLAS COUNTY

DEPUTY MH

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

1. Property to Be Sold. The property to be sold is described as follows:

All that certain lot, tract or parcel of land situated in Dallas County, Texas, being a part of Lot 5, in Block 3/1179, of Doering Addition to the City of Dallas, Texas, as shown by the Map or Plat thereof recorded in the Map Records of Dallas County, Texas, and described by metes and bounds as follows:

BEGINNING at the East corner of said lot; THENCE in the Westerly direction along the Southeast line of said Lot, 90.1 feet more or less to point for corner, said point being the Southeast corner of lot heretofore conveyed to C. W. Loyd; THENCE in the Northwesterly direction parallel with the Southwest line of Harwood Street and along Loyd's Northeast line 50 feet to point for corner;

THENCE in a Northeasterly direction parallel with the Northwest line of Lenway Street, 90.1 feet more or less to the Southwest line of Harwood Street; THENCE in a Southeasterly direction along the Southwest line of Harwood Street, 50 feet to the Place of Beginning.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust from Kingdom Kids Investments, LLC, as Grantor, to Bramlet F. Beard, as Trustee, for Trinity Capital Bank of Texas, as Beneficiary, recorded as Instrument No. 202200185007 in the Official Public Records of Dallas County, Texas, as amended, restated and modified (the "Deed of Trust").

3. 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 will begin no earlier than 10:00 a.m., or no later than three hours thereafter.

Place: Dallas County, Texas, at the following location: The North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Texas 75202, or in the area designated by the Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.

The Deed of Trust and/or applicable law permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deeds of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in

accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. 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 obligations secured by the Deed of Trust 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 their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, and prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by the debtor.

The real property and personal property (if any) encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

6. Obligations Secured by the Deed of Trust. The indebtedness and obligations described in the Promissory Note dated June 23, 2022, in the original principal amount of \$185,600.00, executed by Kingdom Kids Investments, LLC and payable to Trinity Capital Bank of Texas, as amended, restated and modified.

7. Additional Obligations Secured by the Deed of Trust. The indebtedness and obligations described in the Promissory Note dated May 18, 2024, in the original principal amount of \$400,000.00, executed by Kingdom Kids Investments, LLC and payable to Trinity Capital Bank of Texas, as amended, restated and modified.

8. Default and Request to Act. Default has occurred under the Deed of Trust, and the beneficiary has instructed the undersigned substitute trustee to conduct this sale.

9. Substitute Trustee. The Substitute Trustee that will conduct the sale is as follows:

Chris Lawless, Troy A. Tute and/or Bramlet F. Beard
815 W. Ennis Avenue
Ennis, Texas 75119

**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.**

Effective Date: January 12, 2026.



Bramlet F. Beard, Substitute Trustee
815 W. Ennis Avenue
Ennis, Texas 75119

FILED

2026 JAN 12 AM 11:13

NOTICE OF FORECLOSURE 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.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

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

1. Property to Be Sold. The property to be sold is described as follows:

Being a strip of ground 20 feet in width off the entire Northeast side of Lot 11, all of Lot 12, and a strip of ground 10 feet in width off the entire Southwest side of Lot 12, in Block 14/1291 of EDGEWOOD ADDITION, an Addition to the City of Dallas, Texas, according to the map thereof recorded in Volume 1, Page 358, Map Records of Dallas County, Texas.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust from Kingdom, Kids Investments, LLC, as Mortgagor, to Bramlet F. Beard, as Trustee, for Trinity Capital Bank of Texas, as Beneficiary, recorded as Instrument No. 202200217097 in the Official Public Records of Dallas County, Texas, as amended, restated and modified (the "Deed of Trust").

3. 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 will begin no earlier than 10:00 a.m., or no later than three hours thereafter.

Place: Dallas County, Texas, at the following location: The North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Texas 75202, or in the area designated by the Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.

The Deed of Trust and/or applicable law permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deeds of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. 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 obligations secured by the Deed of Trust 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 their bid, immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, and

prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by the debtor.

The real property and personal property (if any) encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

6. Obligations Secured by the Deed of Trust. The indebtedness and obligations described in the Commercial Real Estate Lien Note dated August 5, 2022, in the original principal amount of \$474,800.00, executed by Kingdom Kids Investments, LLC and payable to Trinity Capital Bank of Texas, as amended, restated and modified.

7. Additional Obligations Secured by the Deed of Trust. The indebtedness and obligations described in the Promissory Note dated May 18, 2024, in the original principal amount of \$400,000.00, executed by Kingdom Kids Investments, LLC and payable to Trinity Capital Bank of Texas, as amended, restated and modified.

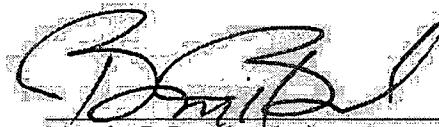
8. Default and Request to Act. Default has occurred under the Deed of Trust, and the beneficiary has instructed the undersigned substitute trustee to conduct this sale.

9. Substitute Trustee. The Substitute Trustee that will conduct the sale is as follows:

Chris Lawless, Troy A. Tutle and/or Bramlet F. Beard
815 W. Ennis Avenue
Ennis, Texas 75119

**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.**

Effective Date: January 12, 2026.



Bramlet F. Beard, Substitute Trustee
815 W. Ennis Avenue
Ennis, Texas 75119

NOTICE OF 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, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of February, 2026
Time: 10am or not later than three hours after that time
Place: AT NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Dallas County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: October 1, 2021
Grantor(s): Tho Thi Doan
Original Mortgagee: Texas Pride Lending, LLC
Original Principal: \$181,000.00
Recording Information: Deed Inst.# 202100298664,
Current Mortgagee/Beneficiary: RealStream Lending, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$181,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Dallas
Property Description: (See Attached Exhibit "A")
Property Address: 4215 Scarsdale Ln, Dallas, TX 75227
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Statebridge Company, LLC
Mortgage Servicer Address: 6061 S. Willow Drive, Suite 300 Greenwood Village, CO 80111

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FILED

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

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.

/s/ Coury Jacocks
Coury Jacocks - Bar #: 24014306
Attorney for RealStream Lending, LLC
Coury.Jacocks@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is _____. I declare
under penalty perjury that _____ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Dallas
County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Lot 13, Block F/6786, of Woodway Park Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 85193, Page 6064, of the Map Records of Dallas County, Texas.

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This Notice of Foreclosure Sale is executed as of the date set forth below with respect to the following:

Commercial Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents (as amended, restated, modified, supplemented or assigned, the "Deed of Trust"):

Dated: June 24, 2005

Borrower: Roscoe Frederick White III a/k/a Roscoe F. White III and Tri-Properties, Ltd., a Texas Limited Partnership

Beneficiary: First United Bank and Trust Company

Original Trustee: Greg Massey

Recorded: June 30, 2005, recorded in Volume 2005128, Page 02496, Deed of Trust Records of Dallas County, Texas.

Modifications: (i) a Commercial Debt Modification Agreement dated September 15, 2005 executed by Roscoe F. White, III; (ii) a Modification Agreement dated September 15, 2006 executed by Borrower recorded under Document No. 200600378639 of the Official Public Records of Dallas County, Texas; (iii) a Modification Agreement dated September 15, 2007 executed by Borrower recorded under Document No. 20070415469 of the Official Public Records of Dallas County, Texas; (iv) a Modification Agreement dated December 2, 2008 executed by Borrower recorded under Document Number 200900151603 of the Official Public Records of Dallas County, Texas; (v) a Modification Agreement dated February 1, 2010 executed by Borrower and recorded under Document Number 201000058265 of the Official Public Records of Dallas County, Texas; (vi) a Modification Agreement dated May 2, 2010 executed by Borrower and recorded under Document Number 201000205499 of the Official Public Records of Dallas County, Texas; (vii) a Modification Agreement dated May 2, 2011 executed by Borrower and recorded under Document Number 201100257078 of the Official Public Records of Dallas County, Texas; (viii) a Modification Agreement dated August 2, 2011 executed by Borrower and recorded in the Official Public Records of Dallas County, Texas and; (ix) a Modification Agreement dated November 2, 2011 executed by Borrower and recorded under Document Number 201200008180 of the Official Public Records of Dallas County, Texas; (x) a Modification Agreement dated January 2, 2012 executed by Borrower and recorded under Document Number 201200143656 of the Official Public Records of Dallas County, Texas (xi) a Modification Agreement dated March 30, 2015 executed by Borrower and recorded

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY DEPUTY
BY

under Document Number 201500137001 of the Official Public Records of Dallas County, Texas (xii) a Modification Agreement dated April 30, 2015 executed by Borrower and recorded under Document Number 201500203015 of the Official Public Records of Dallas County, Texas and; (xiii) a Modification Agreement dated August 31, 2015 executed by Borrower and recorded under Document Number 201500289671 in the Official Public Records of Dallas County, Texas and; (xiv) a Modification Agreement dated September 30, 2015 executed by Borrower and recorded under Document Number 201500309562 of the Official Public Records of Dallas County, Texas; (xv) a Modification Agreement dated September 30, 2018 executed by Borrower and recorded under Document Number 201800317672 of the Official Public Records of Dallas County, Texas; and (xvi) a Modification Agreement dated December 24, 2018 executed by Borrower and recorded under Document Number 201900139207 in the Official Public Records of Dallas County, Texas; (xvii) a Modification Agreement dated February 24, 2019 executed by Borrower and recorded under Document Number 201900157080 in the Official Public Records of Dallas County, Texas;

Secures: Commercial Promissory Note dated June 24, 2005, in the original principal amount of \$3,000,000.00, executed by Borrower and payable to the order of Beneficiary (as further amended, restated, modified, supplemented or assigned from time to time, the "Note")

Beneficiary's Address: First United Bank and Trust Company
P.O. Box 130
Durant, Oklahoma 74702-0130

Property: The real property described in Exhibit A attached hereto, together with all existing or subsequently erected or affixed buildings, Improvements and Fixtures; and all easements, rights of way, and appurtenances; all water and water rights; and all other rights, royalties, and profits relating to the real property; including without limitation such rights as Borrower may have in all minerals, oil, gas, geothermal and similar matters, located in Dallas County, Texas, and other tangible and intangible property and rights thereto described in the Deed of Trust or related security agreements.

Substitute Trustee: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha

Substitute Trustee's Address: c/o Munsch Hardt Kopf & Harr, P.C.
500 N. Akard St., Suite 4000
Dallas, TX 75201
Attn: James D. Wilson

Foreclosure Sale: (the "Foreclosure Sale")

Date: Tuesday, February 3, 2026

Time: The Foreclosure Sale will take place 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., local time.

Place: North side of the George Allen Courts Building facing Commerce Street, or another location as designated for foreclosure sales by the Dallas County Commissioners Court pursuant to § 51.002 of the Texas Property Code.

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 Beneficiary's bid may be credited against the outstanding indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of such default(s), Beneficiary, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personalty, fixtures, equipment and other tangible and intangible property described in the Deed of Trust and any related security agreements in accordance with Beneficiary'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 of the Foreclosure Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder in accordance with the Deed of Trust.

[SIGNATURE PAGE FOLLOWS]

WITNESS MY HAND this 11 day of January 2026.

Francesca Ortolani

Shelley Ortolani, Michele Hreha, Mary Mancuso,
Francesca Ortolani, Carol Dunmon or Payton Hreha
Substitute Trustee
c/o Munsch Hardt Kopf & Harr, P.C.
500 North Akard Street, Suite 4000
Dallas, Texas 75201
Attn: James D. Wilson

STATE OF TEXAS §
§
COUNTY OF DALLAS §

I, the undersigned Notary Public, do hereby certify that Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha, personally appeared before me this day and acknowledged that he/she is the Substitute Trustee duly appointed by Beneficiary, and that by authority duly given, he/she executed the foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this the 11 day of January 2026.

Shelley Ortolani

Notary Public, State of Texas
Commission Expires: 4-3-2028
Printed Name: Michele Shelley Ortolani

Exhibit A: Real Property Description

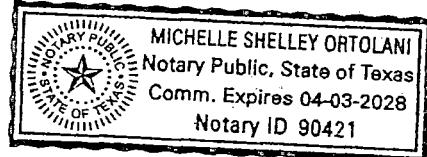


EXHIBIT "A"
(Description of Property)

DEFINING property tract of land situated in the J. H. Hyde Survey, Abstract No. 565 in the City of Dallas, Dallas County, Texas and being part of City of Dallas Block No. 4467 and being all of Tract No. 5 of the Cavin-Wood Addition, an Addition to the City of Dallas recorded in Volume 17, Page 389, Plat Records, Dallas County, Texas, as described in Deed to Roscoe F. White III in Volume 97248, Page 3004, Deed Records, Dallas County, Texas, and being that tract of land described in Deed to Roscoe F. White III in Volume 2002166, Page 9134, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a three foot iron pipe post at the West corner of a 20 foot wide reserved strip to Tract Number 5 of said Cavin-Wood Addition, mid point being in the Northwesterly line of Fisher Road (Variable Width Right-of-Way);

THENCE North 47 degrees 06 minutes 00 seconds West along the Northwesterly line of said Fisher Road passing at 314.12 feet a three-quarter inch iron rod found at the Southerly corner of said Cavin Addition;

THENCE North 31 degrees 36 minutes 00 seconds East following the Southwesterly line of said Cavin Addition, a distance of 10.13 feet to a one-half inch iron rod with cap marked "APL 3 4023" set for corner;

THENCE North 47 degrees 06 minutes 00 seconds West following the Southwesterly line of said Cavin Addition, a distance of 250.52 feet to a three-quarter inch iron pipe found for corner in the Southwesterly line of Norman Boddicker Subdivision, an Addition to the City of Dallas recorded in Volume 19, Page 313, Plat Records, Dallas County, Texas;

THENCE along the common boundary line between said Cavin Addition and said Norman Boddicker Subdivision the following calls:

North 36 degrees 24 minutes 00 seconds East a distance of 139.56 feet to a three-quarter inch iron rod found for corner;

South 73 degrees 53 minutes 41 seconds East a distance of 222.32 feet to a one-half inch iron rod with yellow cap marked "APL 3 4023" set for corner;

North 37 degrees 16 minutes 15 seconds East a distance of 167.18 feet to a one-half inch iron rod found for corner in the Southerly line of Norman Boddicker Estate, an Addition to the City of Dallas recorded in Volume 21, Page 177, Plat Records, Dallas County, Texas;

THENCE along the Southerly line of said Norman Boddicker Estate the following calls:

South 67 degrees 12 minutes 45 seconds East a distance of 179.54 feet to a three-quarter inch iron rod found for corner;

North 51 degrees 10 minutes 15 seconds East a distance of 179.69 feet to a one-half inch iron rod with yellow painted "MCCULLAH SURVEYING" found for corner at the base of a steel chain link fence post at the Westerly corner of Merrill Addition, an Addition to the City of Dallas recorded in Volume 40, Page 109, Plat Records, Dallas County, Texas;

THENCE along the Southwesterly line of said Merrill Addition the following calls:

South 56 degrees 31 minutes 31 seconds East a distance of 79.33 feet to a three-eighths inch iron rod found for corner;

South 32 degrees 27 minutes 14 seconds East a distance of 234.72 feet to a three-eighths inch iron rod found for corner in the Northwesterly line of said Curtis-Wood Addition, from which a 2 inch iron pipe found at the Southerly corner of said Merrill Addition bears North 51 degrees 24 minutes 58 seconds East a distance of 359.24 feet;

THENCE South 51 degrees 24 minutes 58 seconds West along the Northwesterly line of said Curtis-Wood Addition a distance of 146.59 feet to a point for corner in the most Northerly corner of the said Roscoe F. White III tract, recorded in Volume 92245, Page 4004, from which one-half inch iron rod found bears South 51 degrees 24 minutes 58 seconds W 0.30 feet;

THENCE South 49 degrees 19 minutes 21 seconds West following the Northerly line of said Roscoe F. White III tract, a distance of 575.83 feet to a one-half inch iron rod found in the Westerly right-of-way line of Delgreen Road (a variable width right-of-way);

THENCE South 44 degrees 29 minutes 18 seconds West following the Westerly right-of-way of said Delgreen Road, a distance of 150.10 feet to a one-half inch iron rod with cap marked "RPL 4023" at the Northerly corner of Tract 4, Block 4407 of said Curtis-Wood Addition;

THENCE North 57 degrees 09 minutes 42 seconds West departing the Westerly right-of-way of said Delgreen Road and following the Northerly line of Tract 4 and Tract 3, Block 4407 of Curtis Wood Addition, a distance of 296.10 feet to a three-eighths inch iron rod found at the corner corner of said Tract 3, Block 4407 of said Curtis Wood Addition and Tract 2, Block 4407 of Nadel Brownier Subdivision, an Addition to the City of Dallas according to the plan thereof recorded in Volume 16, Page 123, Plat Records, Dallas County, Texas;

THENCE North 50 degrees 19 minutes 42 seconds West following the Northerly line of said Tract 2, Block 4407 and Tract 1, Block 4407 of said Nadel Brownier Subdivision Addition, a distance of 302.45 feet to a five-eighths inch iron rod found in the Southerly line of said Roscoe F. White III tract recorded in Vol. 2002166, Pg. 9294;

THENCE South 51 degrees 39 minutes 49 seconds West following the Southwesterly line of said Roscoe F. White III tract recorded in Vol. 2002166, Pg. 9294, a distance of 315.02 feet to the POINT OF BEGINNING, and containing 9.339 acres of land, more or less.

SALE AND EXECUTION FOR DELAY

STATED IN the State of Texas, County of Dallas and City of Dallas, being part of the Lots N. Kyle Harvey, Annex No. 34, being part of City of Dallas Block No. 347, being part of Tract 5, Block 447 of Curtis-Wood Addition, an addition to the City of Dallas, containing 0.0001 acres of land described in Volume 17, Page 350 of the Plat Books of Dallas County, Texas, being part of a called 2.45 acre tract of land granted to T.L. Ferguson, Esq. by deed recorded in Document No. 2720002366 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

DEFINITION of a point to the northeast angle of any line of Dallas Road and starting the east corner of Tract 5, Block 447 called Curtis-Wood Addition, the west corner of Tract 5 and the east corner of said 2.45 acre tract.

THENCE with the northeast line of Tract 4 and Tract 3, Block 447 of Curtis-Wood Addition, the southwest line of said 2.45 acre tract, North 37°07'42" West, 236.10 feet to a point, being the southwest line of said 2.45 acre tract, Block 447 of Curtis-Wood Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 16, Page 153 of the Plat Books of Dallas County, Texas and the north corner of Tract 3.

THENCE with the northeast line of Tract 2 and Tract 1, Block 447 of Nickel-Brupper School Addition, the northeast line of a tract thereof contained on the plat of Curtis-Wood Addition, the southwest line of Tract 3 and the southwest line of said 2.45 acre tract, North 37°17'42" West, 319.93 feet to a point in the southwest line of a called 0.40 acre tract of land owned by Roscoe Frederick White, III by deed recorded in Volume 2422166, Page 924 of the Deed Records of Dallas County, Texas and running the west corner of Tract 3 and the east corner of said 2.45 acre tract.

THENCE with the southwest line of said 0.40 acre tract, the northeast line of Tract 5 and the northwest line of said 2.45 acre tract, North 37°27'58" West, 20.43 feet to a point.

THENCE crossing said Tract 5 and said 2.45 acre tract as follows:

South 37°19'42" East, 227.51 feet to a point and

North 37°27'58" East, 175.39 feet to a point in the northeast line of said Tract 5, to the northeast line of Tract 3 and the southwest line of said 2.45 acre tract.

THENCE with the southwest northeast line of Tract 3, the northeast line of Tract 5 and the northeast line of said 2.45 acre tract, South 37°32' East, 192.25 feet to the point of beginning and containing 1.59 acres of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **JR & PG PROPERTY GROUP LLC, a Texas limited liability company** dated February 7, 2023, and duly filed for record on February 8, 2023, in the Office of the County Clerk of Dallas County, Texas under Dallas County Clerk's Instrument No. 2023-202300022952 of the Official Public Records of Dallas County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Dallas County, Texas, to-wit:

Lot 31, Block 2/2128 of LAGOW SCHOOL ADDITION to the City of Dallas, Texas, according to the Map thereof recorded in Volume 2, Page 89 of the Map Records of Dallas County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER, as Trustee and appointed**:

**Shelley Ortolani
Mary Mancuso
Michele Hreha
Francesca Ortolani
Guy Wiggs
David Stockman
Brenda Wiggs
Donna Stockman
Janet Pinder
Brandy Bacon
Michelle Schwartz
Jamie Dworsky
Angela Brown
Carol Dunmon
Payton Hreha
Jeff Benton, or
Leslie Shuler**

2026 JAN 12 AM 11:15
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed



of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

FEBRUARY 3, 2026

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:

On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refile may be after the date originally scheduled for this sale.

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 described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "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. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

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.



✓ Shelley Ortolani
Mary Mancuso
Michele Hreha
Francesca Ortolani
Guy Wiggs
David Stockman
Brenda Wiggs
Donna Stockman
Janet Pinder
Brandy Bacon
Michelle Schwartz
Jamie Dworsky
Angela Brown
Carol Dunmon
Payton Hreha
Jeff Benton, or
Leslie Shuler
Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

3603 York Street

FILED

Notice of Foreclosure Sale

2026 JAN 13 AM 10:49

Deed of Trust ("Deed of Trust"):

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY off DEPUTY

Dated: October 11, 2024

Grantor: Tremerealty LLC

Trustee: Law Offices of T. Alan Ceshker, PC

Lender: Raintree Asset Management, Series LLC

Current Holder: Raintree Asset Management, Series LLC

Recorded in: Deed of Trust, Dallas County, Texas as instrument number 202400210343.

Legal Description: Lot 5, Block R/7353, of the SECOND SECTION SHILOH PARK ADDITION, an addition to the City of Dallas County, Texas, according to the Plat thereof recorded in Volume 23, Page 207, Map Records, Dallas County, Texas.
More commonly known as 3124 Hillglen Road, Dallas, TX 75228.

Secures: Secured Promissory Note ("Note") in the original principal amount of \$195,000.00, executed by Tremerealty LLC, ("Borrower") and payable to the order of Lender, now held by Raintree Asset Management, Series LLC.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Michael P. Gomez, Alex Londoff, or any of them acting alone.

Substitute Trustee's Addresses: David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Michael P. Gomez
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053

Alex Londoff
c/o 1244 Southridge Court
Suite 102

Hurst, TX 76053

Foreclosure Sale:

Date: February 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 PM and not later than three hours thereafter.**

Place: Dallas County Courthouse, in Dallas County, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

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.

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, Lender, the owner and holder of the Note, 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.

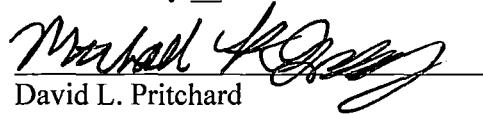
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

Pursuant to section 51.0075(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.

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.

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

Date: January __, 2026



David L. Pritchard
Michael P. Gomez
Attorney for Mortgagee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

§

WHEREAS, by that certain Deed of Trust (the "Deed of Trust") dated July 5, 2023, recorded July 5, 2023 in the Real Property Records of Dallas County, Texas as Clerk's Number 202300132459, Square Peg Properties, LLC, a Texas limited liability company ("Grantor"), conveyed to John C. Shackelford, as Trustee, that certain Real Property (defined in the Deed of Trust), including the real property located in Dallas County, Texas more particularly described as follows:

Lot 10, Block 2/3142, of Hillside Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 141, Page 94, Deed Records, Dallas County, Texas.

Said conveyance was to secure payment of that certain Promissory Note (the "Note") therein described, as the same may have been subsequently modified, renewed, and extended, in the original stated principal amount of Four Hundred Thousand and 00/100 dollars (\$400,000.00), of even date with the Deed of Trust, executed by Grantor, and made payable to the order of Harmony Bank ("Lender"); and

WHEREAS, the undersigned has been appointed as a Substitute Trustee in the place and stead of the Trustee named in the Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred and continues under the terms of the Deed of Trust and Lender, as sole owner and holder of the Note and indebtedness, as well as Beneficiary under the Deed of Trust, has requested that a Substitute Trustee sell the Real Property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 3rd day of

2026 JAN 13 AM 10:47

February 2026, beginning at 10:00 a.m. local time, or not later than three (3) hours after that time, a duly appointed Substitute Trustee will sell the Real Property to the highest bidder for cash in the area designated for foreclosure sales by the Commissioner's Court of Dallas County, Texas, pursuant to §51.002 of the Texas Property Code, to wit: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

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 12th day of January, 2026.

/s/ Derek D. Rollins

Derek D. Rollins, Substitute Trustee
9201 N. Central Expressway, Fourth Floor
Dallas, Texas 75231
(214) 780-1400

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: January 9, 2026

Substitute Trustee: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha

Mortgagee: 1C7, LLC

Mortgagee's Address: 8640 CR 612, Mansfield, TX 76063

Note: Note dated January 19, 2021, in the amount of \$130,500.00

Deed of Trust:

Date: January 19, 2021

Grantor: Paula Fabian Garcia & Miriam Contreras

Mortgagee: Flatland Services LLC

Recording Information: Recorded in Document No. 202100016978 in the official records of Dallas County, Texas and further transferred by Assignment of Deed of Trust, to Money Buys Houses, LLC, Recorded in Document No. 202100031968 in Dallas County, Texas, and further transferred by Assignment of Deed of Trust, to 1C7, LLC, recorded in Document No. 202300057116 in Dallas County, Texas.

Property (including any improvements): Being Lot Five (5), in Block Five (5/6081) of Southgate No. 1, an Addition to the City of Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 13, Pages 185 of the Map Records of Dallas County, Texas.

County: DALLAS

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

Time of Sale: 10am-1pm

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET
OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY
2026 JAN 13 AM 10:47

FILED

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITES 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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITES STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY!

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha

WHERAS, 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 indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on February 3, 2026, between ten o'clock am and one o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Lupe Vasquez, Loss Mitigation,
SecureNet Services, LLC

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED _____

NAME _____

AS SUBSTITUTE TRUSTEE _____

FILED

Notice of Foreclosure Sale

2026 JAN 13 AM 8:21

January 12, 2026

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: March 26, 2024

Grantor: David Vasquez Gomez and Adriana Reyes Jimenez

Trustee: Greg Dodds

Lender: TexasBank

Recorded in: Instrument No. 202400060873 of the real property records of Dallas County, Texas

Legal Description: Lot 29, Block F/8806, HICKORY CREEK PHASE 1, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2003186, Page 25, of the Map and/or Plat Records of Dallas County, Texas

Property Address: 2026 Wild Creek Ct, Dallas, TX 75253

Secures: Promissory Note ("Note") in the original principal amount of \$239,400.00, executed by David Vasquez Gomez and Adriana Reyes Jimenez ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

Substitute Trustee's
Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Nominee for Lender/

Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS")

Nominee for Lender/

Beneficiary's Address: P.O. Box 2026, Flint, MI, 48501

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 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and not later than three

hours thereafter.

Place: On the north side of the George Allen Courts Building facing Commerce Street, below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

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, TexasBank, the owner and holder of the Note, 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 TexasBank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TexasBank'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 TexasBank 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 TexasBank. 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, 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.

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.

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 NOMINEE FOR LENDER/ BENEFICIARY.



Craig C. Lesok
Attorney for Lender
SBOT No. 24027446



Craig C. Lesok
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

FILED

Notice of Foreclosure Sale

2026 JAN 13 AM 8:21

January 12, 2026

Deed of Trust ("Deed of Trust"):

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY M H DEPUTY

Dated: April 4, 2022

Grantor: Gerardo Martinez Garcia and Blanca Liset Oliva

Trustee: J. Mark Riebe

Lender: TexasBank

Recorded in: Instrument No. 202200097872 of the real property records of Dallas County, Texas

Legal Description: Being Lot 10, in Block F/7306, of CLOVERDALE ADDITION, THIRD INSTALLMENT, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 23, Page 87, of the Map Records of Dallas County, Texas

Property Address: 2646 Jonesboro Avenue, Dallas, TX 75228

Secures: Promissory Note ("Note") in the original principal amount of \$256,500.00, executed by Gerardo Martinez Garcia and Blanca Liset Oliva ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

Substitute Trustee's Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

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 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and not later than three hours thereafter.

Place: On the north side of the George Allen Courts Building facing Commerce Street, below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

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, TexasBank, the owner and holder of the Note, 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 TexasBank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TexasBank'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 TexasBank 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 TexasBank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

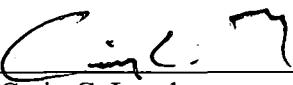
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS, without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.**" Prospective bidders are advised to conduct an independent investigation of the nature and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

Pursuant to section 51.0075(a) of the Texas Property Code, 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.

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

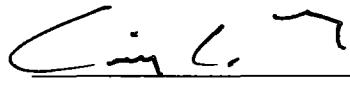
the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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.



Craig C. Lesok

Attorney for Mortgagee
SBOT No. 24027446



Craig C. Lesok

226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

FILED

2026 JAN 12 PM 1:12

6219 Jeane Street
Dallas, Texas 75217

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Dated: January 12, 2026

Deed of Trust:

Date: November 5, 2021

Grantors: Juan Eduardo Bocanegra Matehuala and Joseline Reyes Rios

Beneficiary: Ingram Real Estate, LLC (as assignee of Blake Ingram Enterprises, Inc.)

Trustees: Blake Ingram and Marquelon Ingram

Recorded: Deed of Trust, dated November 5, 2021, recorded as Document No. 202100347052, recorded November 18, 2021, in the Real Property Records of Dallas County, Texas

Property (to be sold): Lot 6, Block 6255 of Pemberton Hill Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 11, Page 335, Map Records of Dallas County, Texas.

Secured Debt:

All debt and obligations described in the Deed of Trust, including, without limitation, a Note in the original principal amount of \$139,000.00.

Substitute Trustees:

Kenneth R. Stein, David Motsenbocker and Arron Kidder

Address of Substitute Trustees:

Glast Phillips Murray Zopolsky, P.C., 14901 Quorum Drive, Suite 300, Dallas, Texas 75254

Holder of Secured Debt:

Ingram Real Estate, LLC

Date of Sale of the Property:

February 3, 2026

Earliest Time of Sale of
Property: 1:00 p.m.

Place of Sale of Property: North Side of the George Allen Courts Building facing 600
Commerce Street, below the overhang, or as otherwise
designated by the Dallas County Commissioners.

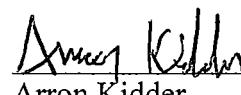
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

Default has occurred under the terms of the Secured Debt and the Deed of Trust and, but reason of such default, the Secured Debt secured by the Deed of Trust is now wholly due and payable.

Holder has requested Substitute Trustee(s), acting singularly or together, to sell the Property covered by the Deed of Trust (less any part thereof, if any previously released from the Deed of Trust) pursuant to the power of sale granted in the Deed of Trust.

NOTICE IS HEREBY GIVEN that the undersigned Substitute Trustee will sell at public auction the Property to the highest bidder for cash, "AS IS" at the place and on the date specified above to satisfy the Secured Debt. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION, IF ANY. In accordance with Section 51.0075 of the Texas Property Code, or other applicable section, the Substitute Trustee reserves the right to set additional, reasonable conditions for conducting the sale, and will announce any such conditions prior to conducting the sale. The Beneficiary's bid may be by credit against the Secured Debt.

The sale will begin at the earliest time stated above or not later than three (3) hours after that time.



Arron Kidder, Substitute Trustee

NOTICE: The law firm of Glast Phillips Murray Zopolsky, P.C. is counsel for the Holder of the Secured Indebtedness, and will represent the Holder in any lawsuit filed seeking to enjoin the foreclosure sale. Glast Phillips Murray Zopolsky, P.C. does wish to be heard prior to the entry of any temporary restraining order. Counsel seeking injunctive relief to prevent the foreclosure should notify Kenneth R. Stein (972-419-7119) of such counsel's intention to file a lawsuit seeking

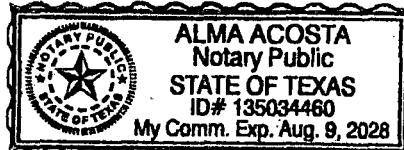
injunctive relief to prevent the foreclosure. Upon being notified by such counsel, an attorney with Glast Phillips Murray Zopolsky, P.C. will be available to attend a hearing on any application for temporary restraining order.

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on January 12, 2026, by Aaron Kidder, for the consideration and in the capacity expressed.

John Astor

Notary Public State of Texas



11212 INWOOD RD
DALLAS, TX 75229

00000010677367

NOTICE OF [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.

1. Date, Time, and Place of Sale.

Date: February 03, 2026

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

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 28, 2024 and recorded in Document INSTRUMENT NO. 202400042507 real property records of DALLAS County, Texas, with RICKY L. WATKINS AND DEMARCUS GOREE-WATKINS, A MARRIED COUPLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RICKY L. WATKINS AND DEMARCUS GOREE-WATKINS, A MARRIED COUPLE, securing the payment of the indebtedness in the original principal amount of \$956,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. OAKMONT MORTGAGE TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

BY _____ DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2026 JAN 12 PM 1:05

FILED



NTSS0000010677367

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1/12/26 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarant's Name: Donna Stockman

Date: 1/12/26

11212 INWOOD RD
DALLAS, TX 75229

00000010677367

00000010677367

DALLAS

EXHIBIT "A"

LOT 6, BLOCK 1/6389, RUSSWOOD ACRES, SECTION INSTALLMENT, AN ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF, RECORDED IN VOLUME 44, PAGE 139, MAP RECORDS, DALLAS COUNTY, TEXAS.

FILED

NOTICE OF TRUSTEE'S SALE

2026 JAN 12 PM 12:48

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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.

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time, and place specified in this notice.

DATE OF SALE: Tuesday, the 3rd day of February, 2026.

TIME OF SALE: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale will commence is 10:00 a.m., and the sale will commence no later than 12:59 p.m.

PLACE OF SALE: George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, at the area at the George Allen Courts Building designated by the Commissioner's Court, Dallas County, Texas, where the foreclosures are to take place, such area is on the North Side of the Building facing 600 Commerce Street below the overhang.

INFORMATION REGARDING THE LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Enabling Declaration for Establishment of a Condominium Regime for "4112 Bowser Condominium", recorded under Document No. 197800650466 in the Official Public Records of Dallas County, Texas, (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

INDEBTEDNESS SECURED: Pursuant to the *Enabling Declaration for Establishment of a Condominium Regime for "4112 Bowser Condominium"*, recorded under Document No. 197800650466 in the Official Public Records of Dallas County, Texas, (the "Declaration"), 4112 Bowser Condominium Association, Inc. (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of 4112 Bowser Condominium Association, Inc. (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

APPOINTMENT OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Trustee

DATE: December 8, 2025.

NAME OF TRUSTEE: Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

The Property is a condominium unit in 4112 Bowser Condominium Association, Inc. (the "Project") and is subject to the Enabling Declaration for Establishment of a Condominium Regime for "4112 Bowser Condominium", (the "Declaration").

David W. Platko, Jr. ("Debtor") is the owner of the Property pursuant to an Warranty Deed recorded at Document No. 199400783399, Official Public Records, Dallas County, Texas;

The Declaration establishes 4112 Bowser Condominium Association, Inc. (the "Association"), an association as that term is used in the Texas Uniform Condominium Act, to manage and administer the affairs of the Project and authorizes the Association to impose maintenance assessments upon all owners of the condominium units in the Project to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of the Project (the "Assessments");

The Declaration and/or the Texas Uniform Condominium Act creates an express contractual lien on each condominium unit in the Project to secure the payment of any due but unpaid Assessments owed by any unit owner (the "Lien") and authorizes the Association to enforce such Lien through nonjudicial foreclosure;

The Declaration and/or the Texas Uniform Condominium Act provides that by accepting a deed to his or her condominium unit, such owner shall be deemed to have expressly granted to the Association a power of sale upon his or her unit to secure payment of the Assessments thereafter imposed upon such owner and without other formality than executing an instrument in writing, the Association shall have the right to appoint a successor or trustee to exercise the power of sale;

Debtor has failed to pay the Assessments imposed by the Association;

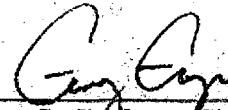
The Association has requested that Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, act as trustee pursuant to the Appointment of Trustee, sell the Property, and apply the proceeds of such sale in accordance with the provisions of the Declaration. Pursuant to section 51.009 of the Texas Property Code, the sale of the Property will be AS IS condition, without any express or implied warranties, and subject to any prior encumbrances to title filed of record and/or expressly set forth in the Declaration.

Therefore, at the date, time, and place set forth above, the undersigned, as Trustee, will conduct the sale of the Property as a public auction to the highest bidder for cash pursuant to the terms of the Declaration, subject to all prior encumbrances (including but not limited to prior liens), easements, restrictive covenants, liens, rights of parties in possession, mineral interests and leases, and other matters affecting title to the Property that would be shown by a review of the Official Public Records of Dallas County, Texas, or by an on-the-ground inspection of the Property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee or any 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 or any Substitute Trustee.

Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish to obtain more information regarding your rights as a debtor, please visit: <https://www.consumerfinance.gov/>. Additionally, should you dispute all or any part of the sums set forth above please email debtverification@caglepugh.com.

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 12th day of December, 2025.



Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfehr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, any to act as trustee

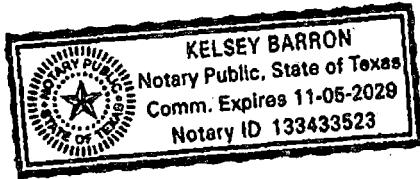
THE STATE OF TEXAS §

§

COUNTY OF TRAVIS §

§

This instrument was acknowledged before me on this 12th day of December, 2025, by Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfehr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, Trustee.



K. Barron
Notary Public Signature

NAME AND ADDRESS OF TRUSTEE:

Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfehr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, any to act as trustee

CAGLE PUGH

4301 Westbank Drive, Building A, Suite 150,
Austin, Texas 78746

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 4112 BOWSER #210, DALLAS, TEXAS 75219

UNIT NO. 210, BUILDING B, OF 4112 BOWSER CONDOMINIUM, A CONDOMINIUM IN THE CITY OF DALLAS, TEXAS, TOGETHER WITH AN UNDIVIDED 3.7488% INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION RECORDED IN VOLUME 78139, PAGE 2640, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS.

25TX404-0023
3726 RUIDOSA AVE, DALLAS, TX 75228

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 3, BLOCK 9/8049, BRIARWOOD ESTATES SECTION ONE, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 77180, PAGE 1212 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated July 31, 2019 and recorded on August 7, 2019 as Instrument Number 201900206732 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information: February 03, 2026, at 10:00 AM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by RICHARD W CLARK AND TOMMYE TAYLOR secures the repayment of a Note dated July 31, 2019 in the amount of \$156,000.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Court Order: A Home Equity Foreclosure Order was signed on December 31, 2025 in the 95th District Court of Dallas County under Cause No. DC-25-10414. A copy of the Order is attached hereto.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

BY
OFPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2026 JAN 12 AM 11:16



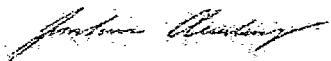
4862750

FILED

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Angela Brown, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Kathy Arrington, Auction.com, LLC, Dustin George

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

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



Miller, George & Suggs, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Angela Brown, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Kathy Arrington, Auction.com, LLC, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

IN RE: ORDER FOR FORECLOSURE
CONCERNING 3726 RUIDOSA AVE,
DALLAS, TX 75228
UNDER TEX. R. CIV. PROC. 736

PETITIONER:

TH MSR HOLDINGS LLC

RESPONDENT(S):

RICHARD W CLARK AND
TOMMYE TAYLOR

IN THE DISTRICT COURT OF

DALLAS COUNTY, TEXAS

95th JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

RICHARD W CLARK 3726 RUIDOSA AVE DALLAS, TX 75228	TOMMYE TAYLOR 3726 RUIDOSA AVE DALLAS, TX 75228
---	---

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The Property that is the subject of this foreclosure proceeding is commonly known as 3726 RUIDOSA AVE, DALLAS, TX 75228, with the following legal description:

LOT 3, BLOCK 9/8049, BRIARWOOD ESTATES SECTION ONE, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 77180, PAGE 1212 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

4. The lien sought to be foreclosed is indexed or recorded at Instrument Number 201900206732 and recorded in the real property records of DALLAS County, Texas.

5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based upon the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 31st day of Dec., 2025

William Denley
JUDGE PRESIDING

Approved:

Dustin C. George
Dustin C. George
Texas Bar No. 24065287
dgeorge@mgs-legal.com
Jonathan Andring
Texas Bar No. 24094512
jandring@mgs-legal.com
MILLER, GEORGE & SUGGS, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024
Phone: 972-532-0128
Fax: 214-291-5507

Attorneys for Petitioner