

FILED

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

2024 JAN -9 PM 4:17

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

WHEREAS, on March 26, 2019, ARTURO LUIANO LARA and YUBERKIS CECILIA CERDA, executed a Deed of Trust conveying to ASHLEIGH RENFRO, Trustee, the Real Estate hereinafter described, to secure JOHN D'SILVA, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201900077962, of the Deed of Trust Records of Dallas County, Texas; and

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

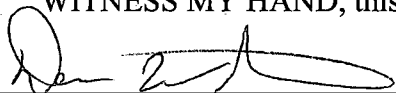
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 6<sup>H</sup> day of FEBRUARY, 2024, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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

LOT D OF LAWRENCE'S SUBDIVISION OF LOT 1, BLOCK D/4355, OF GLENDALE ACRES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 5, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. COMMONLY KNOWN AS: 1810 ATLAS DRIVE, DALLAS, TEXAS.

WITNESS MY HAND, this 9 day of January, 2024.



**DARRIN W. STANTON, 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§  
§  
§

COUNTY OF DALLAS

Date: January 9, 2024

Borrower: 7750 Windsor Highrise, LLC

Borrower's Address: 7750 Windsor Highrise, LLC  
5000 Legacy Drive, Suite 230  
Plano, TX 75024

Holder: Legacy Bank & Trust Company

Holder's Address: 3250 East Sunshine  
Springfield, MO. 65804

Substitute Trustee: John T. Duncan III, Jeffrey J. Zissa, P. Kyle Cheves, and each  
of them acting alone

Substitute Trustee's Address: 2950 N Harwood St., Suite 2100  
Dallas, TX 75201

Deed of Trust: Deed of Trust, Assignment of Rents and Leases, Security  
Agreement and Fixture Filing

Date: September 13, 2022

Grantor: 7750 Windsor Highrise, LLC

Original Lender: Legacy Bank & Trust Company

Trustee: John T. Duncan III

FILED  
2024 JAN -9 PM 3:55  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
REPUTY

Secures: Note, dated as of September 13, 2022 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Thirteen Million Sixty-Five Thousand and 00/100 (\$13,065,000.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Dallas County, Texas (the "Records") as Document Number 202200248665.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: Tuesday, February 6, 2024

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

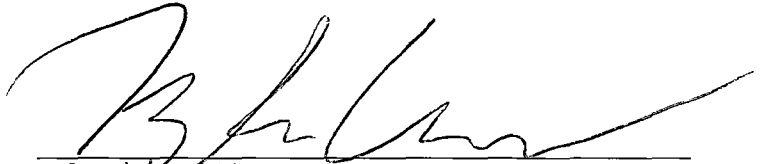
Place of Sale: ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed John T. Duncan III, Jeffrey J. Zissa, P. Kyle Cheves, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

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

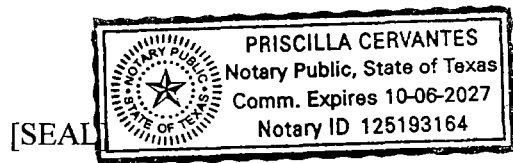
Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 1:00 P.M. local time.

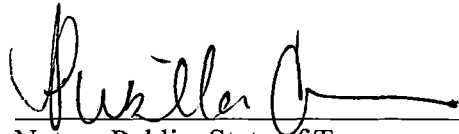
[signature on following page]

  
P. Kyle Cheves, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

Subscribed and sworn to before me, the undersigned authority, on this 9<sup>th</sup> day of January 2024, personally appeared P. Kyle Cheves, the aforementioned substitute trustee.



  
Notary Public, State of Texas

My Commission expires:  
10.6.27

After recording return to:

P. Kyle Cheves  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201

**EXHIBIT A**  
**LEGAL DESCRIPTION**

BEING A 5.63 ACRE TRACT OF LAND OUT OF THE HIRAM WILBURN SURVEY, ABSTRACT NO. 1568, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PART OF REVISED PLAT PARK CENTRAL NORTH SECTOR DEVELOPMENT CENTER NO. 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 76216, PAGE 1514, PLAT RECORDS, DALLAS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND AS DESCRIBED IN DEED TO THE PALACE AT PARK CENTRAL, LLC RECORDED IN COUNTY CLERK'S FILE NO. 20070205414 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "LIS" IN THE SOUTH LINE OF INTERSTATE HIGHWAY NO. 635, ALSO KNOWN AS LYNDON B. JOHNSON FREEWAY, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY AS DESCRIBED IN A FINAL JUDGMENT TO THE STATE OF TEXAS AS RECORDED IN VOLUME 2004234, PAGE 5805 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF A CALLED 1.418 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO PARK CENTRAL 789 REALTY HOLDING COMPANY, INC. RECORDED IN VOLUME 2004090, PAGE 14323 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH A 1/2 INCH IRON ROD FOUND DISTURBED BEARS SOUTH 88 DEGREES 30 MINUTES 34 SECONDS EAST A DISTANCE OF 0.85 FEET AND SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID THE PALACE AT PARK CENTRAL, LLC TRACT;

THENCE SOUTH 00 DEGREES 13 MINUTES 04 SECONDS EAST ALONG THE COMMON LINE OF SAID THE PALACE AT PARK CENTRAL, LLC TRACT AND SAID PARK CENTRAL 789 REALTY HOLDING COMPANY, INC. TRACT PASS AT 321.88 FEET A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID PARK CENTRAL 789 REALTY HOLDING COMPANY, INC. TRACT AND FOR THE NORTHWEST CORNER OF A CALLED 1.00 ACRES TRACT AS DESCRIBED IN THE DEED TO TEXAS COMMERCE BANK RECORDED IN VOLUME 2004090, PAGE 14326 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND CONTINUING ALONG THE COMMON LINE OF SAID THE PALACE AT PARK CENTRAL, LLC TRACT AND SAID TEXAS COMMERCE BANK TRACT IN ALL A TOTAL DISTANCE OF 543.84 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE A CALLED 3.047 ACRE TRACT AND BEING A VARIABLE WIDTH PRIVATE RIGHT-OF-WAY DESCRIBED AS PARCEL A IN THE DEED TO HARTMAN INCOME REIT PROPERTY HOLDINGS, LLC AS RECORDED IN INSTRUMENT NUMBER 20080293659 OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHWEST CORNER OF SAID TEXAS COMMERCE BANK TRACT SAME BEING THE SOUTHEAST CORNER OF SAID THE PALACE AT PARK CENTRAL, LLC TRACT;

THENCE SOUTH 89 DEGREES 49 MINUTES 12 SECONDS WEST ALONG THE COMMON LINE OF SAID PALACE AT PARK CENTRAL, LLC TRACT AND SAID HARTMAN INCOME REIT PROPERTY HOLDINGS, LLC TRACT A DISTANCE OF 449.23 FEET TO A 1/2 IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 2, BLOCK

C/7729, RESIDENCE INN PARK CENTRAL AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2001083, PAGE 1388 OF THE MAP RECORDS, DALLAS COUNTY, TEXAS SAME BEING THE SOUTHWEST CORNER OF SAID PALACE AT PARK CENTRAL, LLC TRACT;

THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS WEST ALONG THE COMMON LINE OF SAID PALACE AT PARK CENTRAL, LLC TRACT AND SAID LOT 2, A DISTANCE OF 539.74 FEET TO A 1/2 INCH CAPPED IRON ROD SET STAMPED "FIRSTAMER 4053785800" ON THE SOUTH LINE OF SAID INTERSTATE HIGHWAY NO. 635, LYNDON B. JOHNSON FREEWAY AND BEING THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN A DEED TO THE STATE OF TEXAS RECORDED IN DOCUMENT NO. 20080053333, DEED RECORDS, DALLAS COUNTY, TEXAS BEING THE NORTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 33 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE OF SAID STATE OF TEXAS TRACT, CROSSING THE PALACE AT PARK CENTRAL, LLC TRACT A DISTANCE OF 247.73 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID STATE OF TEXAS TRACT, AND BEING ON THE SOUTH LINE OF SAID STATE OF TEXAS TRACT RECORDED IN VOLUME 2004234, PAGE 5805, ON THE SOUTH LINE OF SAID INTERSTATE HIGHWAY NO. 635;

THENCE ALONG SAID INTERSTATE HIGHWAY NO. 635, LYNDON B. JOHNSON FREEWAY, THE FOLLOWING 4 COURSES AND DISTANCES:

1. SOUTH 89 DEGREES 48 MINUTES 31 SECONDS EAST A DISTANCE OF 52.75 FEET TO A 1/2 INCH CAPPED IRON ROD SET STAMPED "FIRSTAMER 4053785800";
2. SOUTH 88 DEGREES 41 MINUTES 45 SECONDS EAST A DISTANCE OF 73.92 FEET TO A 1/2 INCH CAPPED IRON ROD SET STAMPED "FIRSTAMER 4053785800";
3. SOUTH 87 DEGREES 34 MINUTES 59 SECONDS EAST A DISTANCE OF 73.92 FEET TO A 1/2 INCH CAPPED IRON ROD SET STAMPED "FIRSTAMER 4053785800";
4. SOUTH 87 DEGREES 41 MINUTES 19 SECONDS EAST A DISTANCE OF 1.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.63 ACRES OR 245,259 SQUARE FEET OF LAND.

**File In: Dallas County, Texas**

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

**Notice of Foreclosure Sale**

January 9, 2024

Notice is hereby given of a public nonjudicial foreclosure sale.

**DEED OF TRUST:**

Dated: October 25, 2021

Grantor: DESIGN DISTRICT ENTERTAINMENT, LLC, a Texas limited liability company

Substitute Trustee: Rebecca T. Vaughn, Esq.  
JOYCE W. LINDAUER ATTORNEY, PLLC

Lender: AZIMI ENTERPRISES, LLC, a Texas limited liability company

Recorded in: Instrument No. 202100321520 of the Official Public Records of Dallas County, Texas

Legal Description: **TRACT ONE:**

Being all of Lots 31 through 44, Block 8/6838, of THIRD INSTALLMENT, TRINITY INDUSTRIAL DISTRICT, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 11, Page 223 of the Map Records of Dallas County, Texas, being that same tract of land conveyed to Azimi Enterprises by deed recorded in Volume 95022, Page 3070 of the Real Property Records of Dallas County, Texas, together with a portion of Lot 45, Block 8/6838 of said addition, being that same tract of land conveyed to Azimi Enterprises by deed recorded in Volume 97194, Page 1218 of the Real Property Records of Dallas County, Texas, and being all together more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner at the intersection of the Southeast right-of-way line of Pittsburg Street (75 foot public right-of-way) and the Southwest right-of-way line of N. Riverfront Boulevard (130 foot public right-of-way), said point being the North corner of said Lot 44, and the North corner

FILED  
2024 JAN -9 PM 1:26  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

of the herein described tract;

Thence South 31 Degrees 41 Minutes 20 Seconds East, along the Southwest right-of-way line of said N. Riverfront Boulevard, passing the East corner of said Lot 44, and the North corner of said Lot 45, at a distance of 171.91 feet and continuing for a total distance of 198.41 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the North corner of a tract of land conveyed to Azimi Enterprises by deed recorded in Volume 98253, Page 1243 of the Real Property Records of Dallas County, Texas, same being the East corner of the herein described tract;

Thence South 58 Degrees 18 Minutes 40 Seconds West, departing the Southwest right-of-way line of said N. Riverfront Boulevard, and traversing through said Lot 45, a distance of 630.00 feet to a 1/2 inch iron rod set for corner with a yellow cap stamped "TXHS", said point being the East corner of a tract of land conveyed to Siu Tsang Kam by deed recorded in Volume 97083, Page 2539 of the Deed Records of Dallas County, Texas, same being the South corner of the herein described tract;

Thence North 31 Degrees 41 Minutes 20 Seconds West, along the Northeast line of said Kam tract, passing the East corner of Lot 30, Block 8/6838 of said addition, same being the North corner of said Kam tract, at a distance of 26.50 feet and continuing along the Northeast line of said Lot 30 for a total distance of 198.41 feet to a 1/2 inch iron rod found for corner in the Southeast right-of-way line of the aforementioned Pittsburg Street, said point being the North corner of said Lot 30, same being the West corner of said Lot 31 and the West corner of the herein described tract;

Thence North 58 Degrees 18 Minutes 40 Seconds East, along the Southeast right-of-way line of said Pittsburg Street, a distance of 630.00 feet to the POINT OF BEGINNING and containing 124,998 square feet or 2.8696 acres of land, more or less.

**TRACT TWO:**

BEING a tract of land situated in the McKinney-Williams Survey, Abstract No. 1052, City of Dallas, Dallas County, Texas, and being a part of Lot 45, Block 8/6838, of Trinity Industrial District, Installment No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 11, Page 223, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the southwesterly line of Industrial Boulevard (130 foot wide) at the southeast

corner of said Lot 45 and the northeast corner of Lot 1, Block 8/6838, said point being located North 31 degrees 41 minutes 20 seconds West, a distance of 100.0 feet from the intersection of said southwesterly line with the northwesterly line of Payne Street (75 foot wide);

THENCE South 58 degrees 18 minutes 40 seconds West along the southeasterly line of said Lot 45 and the northwesterly line of lots 1 thru 9. Block 8/6838, a distance of 405.00 feet to a 5/8 inch iron rod found at the northwest corner of said Lot 9;

THENCE North 31 degrees 41 minutes 20 seconds West, a distance of 26.50 feet to a 5/8 inch iron rod found in the center of a 13 foot wide ingress/egress easement passing thru said Lot 45;

THENCE North 58 degrees 18 minutes 40 seconds East along the center of said easement, a distance of 405.00 feet to a 5/8 inch iron rod found in the southwesterly line of industrial Boulevard;

THENCE South 31 degrees 41 minutes 20 seconds East along Industrial Boulevard, a distance of 26.50 feet to the PLACE OF BEGINNING and containing 10,733 square feet or 0.2464 acres of land more or less.

Secures: PROMISSORY NOTE ("Note") dated October 25, 2021, in the original principal amount of \$10,500,000.00, as executed by DESIGN DISTRICT ENTERTAINMENT, LLC and payable to the order of AZIMI ENTERPRISES, LLC, a Texas limited liability company.

**Foreclosure Sale**

**Date:** February 6, 2024

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 2:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M.

**Place:** Dallas County Courthouse, at the following location:

The area outside of the North Side of the George Allen Courts Building facing Commerce Street below the overhang, or as otherwise designated.

**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 Azimi Enterprises, LLC's bid, as Lender, 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, Azimi Enterprises, LLC, the owner and holder of the Note, has requested the Substituted Trustee to sell the Property.

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

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

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

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

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

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

Joyce W. Lindauer Attorney, PLLC  
117 S. Dallas Street  
Ennis, Texas 75119  
Tel.: (972) 875-2565  
Fax: (972) 503-4034

A handwritten signature in black ink, appearing to read "Rebecca Vaughn", written over a horizontal line.

Rebecca T. Vaughn  
State Bar No. 24098510  
Email: becca@joycelindauer.com  
Substitute Trustee for Azimi  
Enterprises, LLC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED  
2024 JAN -9 AM 11:48  
JOHN F. WARREN  
COUNTY CLERK  
BY \_\_\_\_\_  
DALLAS COUNTY

STATE OF TEXAS

\*

KNOW ALL MEN BY THESE PRESENT

\*

COUNTY OF DALLAS

\*

WHEREAS, by Deed of Trust, dated **JULY 30, 2021**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202100233927** of the Deed Records of **DALLAS** County, Texas, executed by **STATE HOME SOLUTIONS, LLC**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS INC**, the property situated in the County of **DALLAS**, Texas, to wit:

**LOT 4, BLOCK 2/1950, OF VICKERY PLACE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 294, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.**

**aka: 5102 Goodwin Ave., Dallas, TX 75206.**

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$570,500.00** executed by **STATE HOME SOLUTIONS, LLC**, and made payable to First Funding Investments, Inc.;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JACK BECKMAN, KELLY GODDARD OR MICHELLE SCHWARTZ**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 6th day of FEBRUARY, 2024**, being the first Tuesday of such month, at the county courthouse of **DALLAS** County, Texas, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or in the area designated by

5102 Goodwin Ave./State Home Solutions, LLC

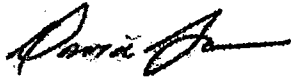
Page 1 | 2

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

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

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

WITNESS MY HAND this 8th day of JANUARY, 2024



David Garvin, Jack Beckman, Kelly Goddard or Michelle Schwartz  
as Substitute Trustee

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

617 DELPHINIUM DR  
DALLAS, TX 75217

FILED

2024 JAN -4 AM 10:35

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

00000009939125

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: February 06, 2024

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 May 20, 2016 and recorded in Document INSTRUMENT NO. 201600138956 real property records of DALLAS County, Texas, with ANA MARIA GONZALEZ AND IVAN DUARTE, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANA MARIA GONZALEZ AND IVAN DUARTE, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$122,637.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077



**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 JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY 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 01-04-2024 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 01-04-2024

617 DELPHINIUM DR  
DALLAS, TX 75217

00000009939125

00000009939125

DALLAS

**EXHIBIT "A"**

LOT SEVENTEEN (17), BLOCK C/7790, OF FLOWERS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2005089, PAGE 90, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

22TX373-0807  
4317 HARTFORD ST #209, DALLAS, TX 75219

18L 98863

## NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

UNIT NO. 209, BUILDING A, OF THE HARTFORD CONDOMINIUM, A CONDOMINIUM IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION RECORDED IN VOLUME 80204, PAGE 40, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, TOGETHER WITH ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.

Security Instrument:

Deed of Trust dated May 12, 2017 and recorded on May 17, 2017 as Instrument Number 201700138093 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

February 06, 2024, 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 MANOS GIOXARIS secures the repayment of a Note dated May 12, 2017 in the amount of \$146,610.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation 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.

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.

FILED  
COUNTY CLERK  
JOHN F. WARREN  
DALLAS COUNTY  
OFFICE

2024 JAN -4 AM 10:36

FILED

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen, Heather Rich, DeeAnn Gregory, Jeff Elliott, Dustin George

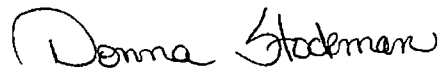
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, 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, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen, Heather Rich, DeeAnn Gregory, Jeff Elliott, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 4 day of January, 2024, 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).

23TX577-0140  
3806 TRAVIS ST, DALLAS, TX 75204

---

## NOTICE OF FORECLOSURE SALE

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

BEING LOT 42, IN BLOCK 1/983, OF VALENCIA I, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED UNDER CLERK'S FILE NO. 2005003621883, MAP RECORDS, DALLAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 1, 2021 and recorded on October 5, 2021 as Instrument Number 202100295336 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information: February 06, 2024, 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 KATHRYN BLAIR BENNETT secures the repayment of a Note dated October 1, 2021 in the amount of \$498,750.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.

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 \_\_\_\_\_  
DEPUTY

DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2024 JAN -4 AM 10:56

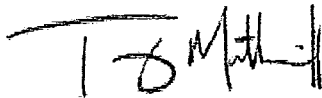
FILED

4

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen, Heather Rich, DeeAnn Gregory, Jeff Elliott, 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  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, 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, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen, Heather Rich, DeeAnn Gregory, Jeff Elliott, 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).

23TX330-0042  
1923 WILBUR ST, DALLAS, TX 75224

---

## NOTICE OF FORECLOSURE SALE

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

LOT 10, BLOCK 11/4765, ELMWOOD ADDITION NO. 4 (FORMERLY KNOWN AS AVALON HEIGHTS), AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP RECORDED IN VOLUME 4, PAGE 347, MAP RECORDS, DALLAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated August 9, 2022 and recorded on August 18, 2022 as Instrument Number 202200224893 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information: February 06, 2024, at 1:00 PM, 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 BOSTON HEDGE SFR, LLC secures the repayment of a Note dated August 9, 2022 in the amount of \$397,500.00. LHOME MORTGAGE TRUST 2021-RTL2, whose address is c/o Kiavi Funding, Inc., 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212, is the current mortgagee of the Deed of Trust and Note and Kiavi Funding, Inc. 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.

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 \_\_\_\_\_  
DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN  
2024 JAN -4 AM 10:57

FILED

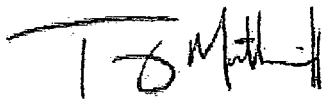


4806073

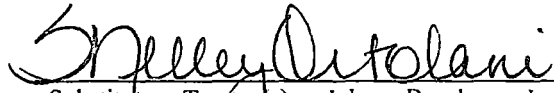
Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen, Heather Rich, DeeAnn Gregory, Jeff Elliott, 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  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, 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, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen, Heather Rich, DeeAnn Gregory, Jeff Elliott, 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).

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

2024 JAN -4 AM 10:57

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated December 21, 2012 and recorded under Clerk's File No. 201200382773, in the real property records of DALLAS County Texas, with Jack Reese and wife, Louise Reese as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jack Reese and wife, Louise Reese securing payment of the indebtedness in the original principal amount of \$135,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jack Reese and Louise Reese. Nationstar Mortgage LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

**Legal Description:**

**LOT 2, BLOCK 1/8202, PRESTON GREEN ADDITION, PHASE 1, AN ADDITION TO THE CITY OF DALLAS IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 72160, PAGE 794, MAP RECORDS, DALLAS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 02/06/2024**

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

**Location of Sale:** The place of the sale shall be: DALLAS County Courthouse, Texas at the following location: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**TERMS OF SALE**

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

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

Executed on December 29, 2023.

/s/ Kelly M. Doherty SBOT No. 24118059, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

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

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

C&M No. 44-23-3290

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

2024 JAN -4 AM 10:58

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated August 20, 2004 and recorded under Vol. 168, Page 04375, or Clerk's File No. 3038000, in the real property records of DALLAS County Texas, with Erna M. Whitaker, a single person as Grantor(s) and Prosper Mortgage Company as Original Mortgagee.

Deed of Trust executed by Erna M. Whitaker, a single person securing payment of the indebtedness in the original principal amount of \$124,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Erna M Whitaker. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-3 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

**Legal Description:**

**BEING LOT 43, BLOCK E/8443 OF WALNUT CREEK ESTATES, SECTION TWO, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 77057, PAGE 1852, MAP RECORDS, DALLAS COUNTY, TEXAS**

**SALE INFORMATION**

**Date of Sale: 02/06/2024**

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

**Location of Sale:** The place of the sale shall be: DALLAS County Courthouse, Texas at the following location: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**TERMS OF SALE**

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.

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

Executed on January 2, 2024.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

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

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

C&M No. 44-23-1239

23TX330-0034  
7210 LEHIGH DRIVE, DALLAS, TX 75214

---

## NOTICE OF FORECLOSURE SALE

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

BEING LOT 2, IN BLOCK Q/5426, OF UNIVERSITY TERRACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 25, PAGE 133, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated May 19, 2022 and recorded on May 20, 2022 as Instrument Number 202200142919 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information: February 06, 2024, at 1:00 PM, 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 TAPPER INVESTMENTS LLC secures the repayment of a Note dated May 19, 2022 in the amount of \$495,000.00. WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF KKR RESIDENTIAL SELLER TRUST I, whose address is c/o Kiavi Funding, Inc., 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212, is the current mortgagee of the Deed of Trust and Note and Kiavi Funding, Inc. 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.

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 \_\_\_\_\_  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2024 JAN -4 AM 10:58

FILED

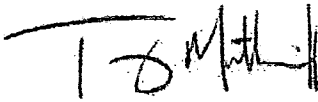


4806220

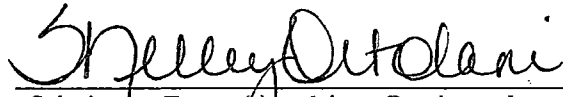
Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen, Heather Rich, DeeAnn Gregory, Jeff Elliott, 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  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, 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, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Jane Kline, Payton Hreha, Chasity Lewallen, Heather Rich, DeeAnn Gregory, Jeff Elliott, 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).

W

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

FILED  
2024 JAN 12 PM 4:22  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

WHEREAS, on October 21, 2010, MARIA G. LICIA, executed a Deed of Trust conveying to PAT DOAK, Trustee, the Real Estate hereinafter described, to secure ANTHONY WAYNE DARWIN, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 201000277204 of the Deed of Trust Records of Dallas County, Texas; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 6<sup>TH</sup> day of FEBRUARY, 2024, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps at the South side of the George L. Allen Sr. Courts Building, 600 Commerce Street, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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

LOT 20, BLOCK G/6288, OF OAK GROVE ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, PLAT RECORDS, DALLAS COUNTY, TEXAS. ALSO KNOWN AS 7631 RAYVILLE, DALLAS, TEXAS.

WITNESS MY HAND, this 12 day of January, 2024.

  
**DARRIN W. STANTON, Substitute Trustee**

W

FILED  
2024 JAN 12 PM 4:25  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

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

WHEREAS, on March 26, 2019, ARTURO LUIANO LARA and YUBERKIS CECILIA CERDA, executed a Deed of Trust conveying to ASHLEIGH RENFRO, Trustee, the Real Estate hereinafter described, to secure JOHN D'SILVA, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201900077962, of the Deed of Trust Records of Dallas County, Texas; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 6<sup>H</sup> day of FEBRUARY, 2024, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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

LOT D OF LAWRENCE'S SUBDIVISION OF LOT 1, BLOCK D/4355, OF GLENDALE ACRES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 5, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. COMMONLY KNOWN AS: 1810 ATLAS DRIVE, DALLAS, TEXAS.

WITNESS MY HAND, this 11 day of January, 2024.

  
**DARRIN W. STANTON, Substitute Trustee**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: JANUARY 12, 2024

FILED  
2024 JAN 12 PM 3:10  
JOHN F. WARREN  
COUNTY CLERK  
BY \_\_\_\_\_  
DALLAS COUNTY  
DEPUTY

**DEED OF TRUST:**

Date: May 10, 2023

Grantor: 3540 FONTANA TEXAS LLC

Grantor's County: DALLAS

Beneficiary: BAY MOUNTAIN FUND I, LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, ED  
HENDERSON, GEORGE HAWTHORNE, and ANDREW  
MILLS- MIDDLEBROOK

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205  
Austin, Texas 78746

Recorded in: Document No. 2023-202300094959, Real Property Records, Dallas  
County, Texas.

**PROPERTY:**

BEING LOT 7 IN BLOCK J/6144 OF BROWNWOOD PARK ADDITION AN  
ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP OR  
PLAT THEREOF, RECORDED IN VOLUME 18, PAGE 55 OF THE MAP RECORDS  
OF DALLAS COUNTY, TEXAS.

Commonly known as 9974 Witham Street, Dallas, Texas 75220.

**NOTE SECURED BY DEED OF TRUST:**

Date: May 10, 2023

Original Principal Amount: \$477,290.00

Holder: BAY MOUNTAIN FUND I, LLC

**DATE OF SALE OF PROPERTY** (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 6th day of February, 2024.

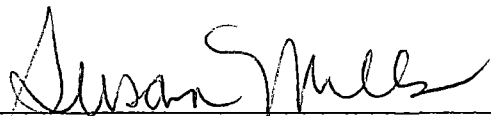
**PLACE OF SALE OF PROPERTY** (including county):

County Courthouse of Dallas County, Dallas, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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

  
JIM MILLS, SUSAN MILLS, ED  
HENDERSON, GEORGE HAWTHORNE,  
and ANDREW MILLS-MIDDLEBROOK  
2499 S. Capital of Texas Hwy., Ste A-205  
Austin, Texas 78746  
(512) 477-1964

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 of Notice: January 10, 2024

Instrument to be foreclosed: Deed of Trust dated July 28, 2017 and recorded on August 2, 2017 as Instrument Number 201700216629 in the Real Property Records of Dallas County, Texas.

GRANTOR(S): Macario Ochoa and Silvia Miranda

TRUSTEE(S): L. Kelly Jones

LENDER(S): J. Guadalupe Gonzalez and Rosa Belia Gonzalez

CURRENT HOLDER(S): J. Guadalupe Gonzalez and Rosa Belia Gonzalez

Property: The legal description of the property to be sold is described as follows:

lot 3, block 8/3874, CEDAR CLIFF, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in volume 2, page 260, of the plat records of Dallas County, Texas; SAVE AND EXCEPT a strip of the land 10 feet in width off the entire north end of said lot dedicated by Mrs. Elizabeth G. Talbot for alley purposes by instrument dated February 14, 1924 and filed March 12, 1924.

Street Address of Property to be sold: 1501 Peru Street Dallas Texas 75203

Obligation Secured: Deed of Trust or Contract Lien executed by Macario Ochoa and Silvia Miranda, securing the payment of the indebtedness in the original principal amount of \$115,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) any and all modifications, renewals, and extensions of the Promissory Note and; (c) any and all present and future indebtednesses of Macario Ochoa and Silvia Miranda to J. Guadalupe Gonzalez and Rosa Belia Gonzalez. J. Guadalupe Gonzalez and Rosa Belia Gonzalez are the current mortgagees of the Promissory Note and Deed of Trust.

Substitute Trustee: Whereas, by instrument entitled Appointment of Substitute Trustee dated November 9, 2023, J. Guadalupe Gonzalez and Rosa Belia Gonzalez, the legal owners and holders of the Note, acting pursuant to the terms of the Deed of Trust, removed the Trustee originally named in the Deed of Trust and any substitute theretofore appointed, and named, constituted, make, and appointed JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JAMIE DWORSKY, JANET PINDER, BRANDY BACON, ANGELA COOPER, ANDREW MILLS-MIDDLEBROOK, or any of them, as Substitute Trustee under the Deed of Trust, thereby vesting in the Substitute Trustee the same estates, trusts, rights, powers, and duties vested in the original Trustee in the Deed of Trust.

2024 JAN 12 PM 3:10  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

FILED

Sale Information:

The sale is scheduled to be held at the following date, time, and place -- February 6, 2024 in between the hours of 10:00 A.M. and 1:00 P.M., but no later than three hours thereafter, at the north side of the George L. Allen Courts Building facing Commerce Street, or as designated by the County Commissioner's Office pursuant to the Texas Property Code as the place where the foreclosure sales are to take place.

If J. Guadalupe Gonzalez and Rosa Belia Gonzalez postpone, withdraw, or reschedule 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. If J. Guadalupe Gonzalez and Rosa Belia Gonzalez postpone, withdraw, or reschedule the Foreclosure Sale, said Substitute Trustee, need not to appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling.

Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash; except that the Current Lender(s)/Holder(s) herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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 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 J. Guadalupe Gonzalez and Rosa Belia Gonzalez. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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 Machrio Ochoa and Silvia Miranda. The real property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust.

Default and Request to Act:

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, and the same is now wholly due. Because of that default, J. Guadalupe Gonzalez and Rosa Belia Gonzalez, the owners and holders of the Note and Deed of Trust, have requested said Substitute Trustee to sell the property according to the terms of the Deed of Trust and applicable law. Such default was reported to not have been cured and all sums secured by such Deed of Trust were declared to be immediately due and payable.

The owners and holders have requested to sell said property to satisfy said indebtedness. Notice is given that before the sale the Beneficiary or the Beneficiary's Attorney, agent, or servicer may appoint another person substitute trustee to conduct the sale.

Limitation of Damages:

If the sale is set aside for any reason, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Substitute Trustee and the sole and

absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagor, Mortgagee, or the Mortgagee's Attorney.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of J. Guadalupe Gonzalez's and Rosa Belia Gonzalez's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with J. Guadalupe Gonzalez's and Rosa Belia Gonzalez's rights and remedies under the Deed of Trust and the Texas Business and Commerce Code. Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee, or any other Substitute Trustee Lenders may appoint, will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable law.

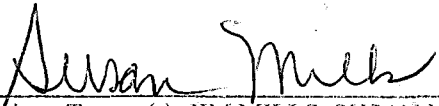
In accordance with the Texas Property Code, said Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. Substitute Trustee has not and will not make any representations, covenants, or warranties concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale.

Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to the Texas Property Code, any Trustee and 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.

NAME AND ADDRESS OF SENDER OF NOTICE

Sierra Law Firm, P.C.  
Marcos Sierra, Esq.  
P.O. Box 226195  
Dallas, Texas 75222  
marcos@sierralawfirmpe.com

  
Substitute Trustee(s): JIM MILLS, SUSAN MILLS,  
GEORGE HAWTHORNE, ED HENDERSON,  
MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN,  
DONNA STOCKMAN, JAMIE DWORSKY, JANET PINDER,  
BRANDY BACON, ANGELA COOPER, ANDREW MILLS-MIDDLEBROOK,  
or any of them, any to act as Successor Substitute Trustee  
9130 Jollyville Road Ste 100-21 Austin Texas 78759

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

Re: Note evidenced by that certain Real Estate Lien Note dated July 22, 2022, in the Original Principal Amount of \$546,000.00 (the "Note") executed by Xiomara M. Lord as Manager of Lord realty Group, LLC, Xiomara M. Lord, as Individual Borrower, Ezequiel Mendez-Leon as Manager of Lord Realty Group and Ezequiel Mendez-Leon as Individual Borrower to DHLC MORTGAGE, LLC, A LIMITED LIABILITY COMPANY. That Note is secured by a certain Deed of Trust and Security Agreement dated July 22, 2022, (the "Deed of Trust") to Julie Pettit as Trustee for the benefit of DHLC MORTGAGE, LLC. and recorded as Document No. 202200204468 in the Public Real Estate Records of Dallas County, Texas.  
Gentleperson(s)

**Legal Description of Property:**

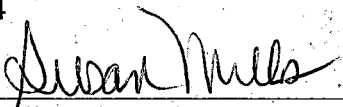
**Lot 7 in Block 7/8187 of Spring Creek Addition No. 4, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 334, Page 1343, Plat Records, Dallas County, Texas**

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the Sixth (6<sup>th</sup>) day of February, 2024 between the hours of 10:00 a.m. and 4:00 p.m. the foreclosure sale will be conducted in Dallas County, Texas, in the area of the Courthouse of said county designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioner's Court of said county, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The Trustee's Sale will begin no earlier than 10:00 a.m. and must be conducted within three hours of such starting time. Said sale shall be to the highest bidder for cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against that indebtedness.

EXECUTED on this 12 day of January, 2024

  
Jim Mills, Ed Henderson, George Hawthorne, Andrew Mills-Middlebrook, Susan Mills, Kathy Arrington, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, or Brandy Bacon, as Successor Substitute Trustee, any to act under and by virtue of said Deed of Trust.

Questions should be directed to:

Foreclosure Department  
(512)340-0331

FILED

2024 JAN 12 PM 3:10

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY \_\_\_\_\_

Graceann DeVlieger, a married person, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Empower Gen Z, PBC, a Public Benefit Corporation  
4162 163rd St. Lawndale, Los Angeles County, CA 90260  
Sent via first class mail and CMRR # 9489 0178 9820 3022 2267 29 on 01.12.2024

FILED  
2024 JAN 12 PM 1:37  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

Empower Gen Z, PBC, a Public Benefit Corporation  
7307 Spring Valley Road, Dallas, TX 75254  
Sent via first class mail and CMRR # 9489 9178 9820 3022 2267 05 on 01.12.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Empower Gen Z, PBC, a Public Benefit Corporation executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202300136404, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of February, 2024

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

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

2. Property to be Sold:

Being Lot 25, Block A/8041 of Northwood Hills Addition, 3rd Section, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 40, Page 149, Map Records, Dallas County, Texas. Also known as 7307 Spring Valley Road, Dallas, Texas 75254.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.


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

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

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

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

GHRIST LAW FIRM PLLC



---

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

Desert Home Vibes, LLC (50%) and Jose D'Leon (50%), Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Julio Enrique Vasquez Hernandez  
Fatima Yesenia Sanchez Cruz  
4719 W. Frio Dr., Dallas, TX 75216

Sent via first class mail and CMRR # 9489 0178 9820 3022 2267 43 on 01.12.2024

FILED  
2024 JAN 12 PM 1:37  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

### NOTICE OF TRUSTEE'S SALE

WHEREAS Julio Enrique Vasquez Hernandez and Fatima Yesenia Sanchez Cruz executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201900320568, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of February, 2024

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

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

2. Property to be Sold:

LOT 3-A of E.J. McCords Subdivision of Lot 3 in Block "E"/4356, an Addition to the City of Dallas, Texas, according to the Map recorded in Volume 11, Page 141, Map Records, Dallas County, Texas.

3. Name and Address of Sender of Notice:

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

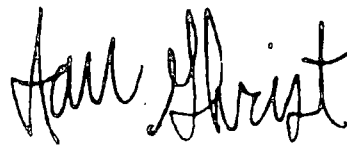
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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



---

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

Plan B Home Holdings, LLC, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Omar Martinez Rodriguez  
Maria Guadalupe Gaona  
6825 Oleta Dr., Dallas, TX 75217

Sent via first class mail and CMRR # 94889 0178 9820 3022 2267 98 on 01.12.2024

FILED

2024 JAN 12 PM 1:37

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

### NOTICE OF TRUSTEE'S SALE

WHEREAS Omar Martinez Rodriguez and Maria Guadalupe Gaona executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202200065928, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of February, 2024

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

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

2. Property to be Sold:

Lot 9, in Block 13/6262, of Pleasantwood Addition No. 3, an addition to the City of Dallas, Texas, according to the map thereof recorded in Volume 39, Page 37 of the Map Records of Dallas County, Texas. Commonly Known As: 6825 Oleta Dr, Dallas, TX 75217

3. Name and Address of Sender of Notice:

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

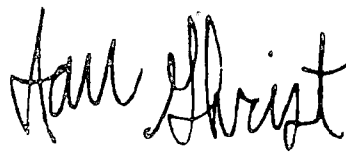
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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



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

Dallas Prime Properties, LP, Noteholder  
, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

MIY Investments and Properties LLC./Holdings  
1423 Oakbrook Dr. Lancaster TX 75134

Sent via first class mail and CMRR # 9489 0178 9820 3022 2267 81 on 01.12.2024

MIY Investments and Properties LLC./Holdings  
3424 Vilbig Road Dallas, Texas 75212

Sent via first class mail and CMRR # 9489 0178 9820 3022 2268 35 on 01.12.2024

FILED  
2024 JAN 12 PM 1:37  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

### NOTICE OF TRUSTEE'S SALE

WHEREAS MIY Investments and Properties LLC./Holdings and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202200146001, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of February, 2024

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

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

2. Property to be Sold:

Lot 4, Block 9/7118, Homestead Manor Annex, An Addition to the city of Dallas, Dallas County, Texas, according to the map or plat recorded in Volume 5, Page 339, Map Records of Dallas County, Texas.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

The senders of the notice also include those names listed below.

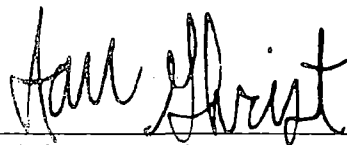
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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



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

Gaspard Properties, LLC, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

John L. Tello  
Maira E. Tello  
3515 Gaspar Dr Dallas, TX 75220

Sent via first class mail and CMRR # 9489 0178 9820 3022 2268 11 on 01.12.2024

**FILED**  
2024 JAN 12 PM 1:37  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

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

WHEREAS John L. Tello and Maira E. Tello executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201700033317, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of February, 2024

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

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

2. Property to be Sold:

LOT 18, IN BLOCK 19/6144, OF WALNUT HILL ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 194A, MAP RECORDS OF DALLAS COUNTY, TEXAS; also known as 3515 Gaspar Dr. Dallas, Texas 75220.

3. Name and Address of Sender of Notice:

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

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

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

GHRIST LAW FIRM PLLC



---

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

FDRE Inc., an Oregon Corporation, Noteholder  
August REI, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Golden Falls Properties, LP, a Texas Limited Partnership  
Franklin Noriega

12655 N Central Expressway Ste 1020 Dallas, TX 75243

Sent via first class mail and CMRR # 9489 0178 9820 3022 2268 28 on 01.12.2024

FILED  
2024 JAN 12 PM 1:37  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

Golden Falls Properties, LP, a Texas Limited Partnership  
Franklin Noriega

9904 Hustead Street Dallas, TX 75217

Sent via first class mail and CMRR # 9489 0178 9820 3022 2268 04 on 01.12.2024

### NOTICE OF TRUSTEE'S SALE

WHEREAS Golden Falls Properties, LP, a Texas Limited Partnership and Franklin Noriega executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201600320653, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of February, 2024

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

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

2. Property to be Sold:

Lot 21, Block 2/6711, Replat Second Section, Williamsburg Square, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume

82178, Page 743, Map Records, Dallas County, Texas.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

The senders of the notice also include those names listed below.

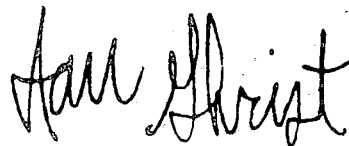
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

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

GHRIST LAW FIRM PLLC



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

FDRE Inc., an Oregon Corporation, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Mirian Fierro-Mejia

Roberto Jesus-Gonzalez

5011 Bartlett Ave Dallas, Texas 75216

Sent via first class mail and CMRR # 9489 0178 9820 3022 2268 73 on 01.12.2024

Mirian Fierro-Mejia

Roberto Jesus-Gonzalez

5007 Bartlett Ave. Dallas, Texas 75216

Sent via first class mail and CMRR # 9489 0178 9820 3022 2268 66

FILED  
2024 JAN 12 PM 1:37  
JOHN F. WARREN  
COUNTY CLERK  
BY \_\_\_\_\_  
DALLAS COUNTY  
DEPUTY

### NOTICE OF TRUSTEE'S SALE

WHEREAS Mirian Fierro-Mejia and Roberto Jesus-Gonzalez executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201400253921, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6<sup>th</sup> day of February, 2024

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

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

2. Property to be Sold:

Lot 3-B of Amundsen's Resubdivision of Tract 3 in Block N/4365 of Glendale Acres Addition to the City of Dallas, Texas according to the map thereof recorded in Volume 10,

Page 80, of the Map Records of Dallas County, Texas (a.k.a. "5007 Bartlett Ave., Dallas, Texas 75216").

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, Ian Ghrist, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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

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

GHRIST LAW FIRM PLLC

A handwritten signature in black ink, appearing to read "Ian Ghrist". The signature is written in a cursive, flowing style.

---

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