

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

2

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2109-81298

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 13, 2007, DOROTHY MCCOY, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to J FREEMAN, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 20070296457 in the DEED OF TRUST OR REAL PROPERTY RECORDS of DALLAS COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: BEING LOT TWO (2), CITY BLOCK EIGHT THOUSAND SIX HUNDRED THIRTY (8630) OF HUSSEY'S SUBDIVISION, AN ADDITION TO THE CITY OF FRUITDALE, (NOW IN THE CITY OF DALLAS, TEXAS) ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 45, PAGE 69 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 3507 WILHURT, DALLAS, TX 75216
Mortgage Servicer: STATEBRIDGE COMPANY, LLC
Noteholder: FLA MORTGAGE CAPITAL 3 LLC
6061 S. WILLOW DRIVE, SUITE 300, GREENWOOD
VILLAGE, CO 80111

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

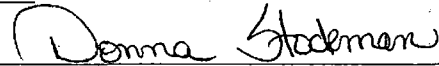
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed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

WITNESS MY HAND this 16 day of Jan, 01/11/2024

FILED
2024 JAN 16 AM 11:03

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY



John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Brenda Wiggs, Marinosci Law Group PC

Substitute Trustee Address:

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

NOTICE OF FORECLOSURE SALE

January 16, 2024

Deed of Trust ("Deed of Trust"):

Dated: September 9, 2022

Grantor: 7015 MCKAMY, LLC

Trustee: Sowell, Alvares & Walls, PLLC

Lender: QUICK LENDING, LLC

Property: BEING LOT 10, IN BLOCK P/8200, OF HIGHLANDS OF MCKAMY II, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 77054, PAGE 920, MAP RECORDS, DALLAS COUNTY, TEXAS

Address: 7015 Mckamy Blvd, Dallas, TX 75248

Recorded: 9/14/2022, file number 202200245887 in the Official Public Records of DALLAS County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (US \$500,000.00), executed by 7015 MCKAMY, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated September 9, 2022 and executed by David Goldstein.

Substitute Trustee: 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

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

FILED
2024 JAN 16 PM 12:00
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Foreclosure Sale:

Date: Tuesday, February 6, 2024

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time

Place: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at



4807251

the area most recently designated by the County Commissioner's Court

Term 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 TEXAS REAL ESTATE FUND I LP's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, TEXAS REAL ESTATE FUND I LP, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

If TEXAS REAL ESTATE FUND I LP 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 TEXAS REAL ESTATE FUND I LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

THIS INSTRUMENT NOTES 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.

PETERKA & ASSOCIATES, PLLC.

Joseph J Peterka III

Joseph J. Peterka III

14002 Pinerock Lane

Houston, TX 77079

(281) 435-7359

joe@peterkalaw.com

Attorney for TEXAS REAL ESTATE FUND I LP

FILED



NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

2024 JAN 16 PM 12:00

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

Deed of Trust:

Dated: November 19, 2021
Original Grantor: Rivers Edge Investments LLC, a Texas limited liability company and Power Development, LLC, a Texas limited liability company, d/b/a Power Construction Group
Trustee: Phillip M. Ruais
Lender: Houston Real Estate Investments LLC, a Louisiana limited liability company
Recorded In: Dallas County, Texas under Instrument No. 202100355649
Secures: Promissory Note in the original principal amount of \$250,000.00, dated June 29, 2020, and as amended, (the "Note") executed by Rivers Edge Investments LLC and Josue Correa (whether one or more, "Borrower")

Property:

The property includes all real property, personal property, and fixtures set forth in the Deed of Trust, including, without limitation, the property described as follows (collectively, the "Property"):

TRACT 1: 1955 CANADA DR., DALLAS, TEXAS 75212

LOT 24 AND 25, IN BLOCK 1, OF ROOSEVELT MANOR, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 178, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

TRACT 2: 2111 CANADA DR., DALLAS, TEXAS 75212

LOT 3, BLOCK 19/7133, OF WEISENBERGER'S GARDEN OF EDEN ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 13, MAP RECORDS OF DALLAS COUNTY, TEXAS



Foreclosure Sale:

- Date:** Tuesday, February 6, 2024
- Time:** The Foreclosure Sale will be held between the hours of 1:00 P.M. and 4:00 P.M. local time. The Foreclosure Sale will begin no earlier than 1:00 P.M. or not later than three hours thereafter.
- Place:** On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.
- Substitute Trustee:** The original Trustee has been removed, and the following persons have been appointed Substitute Trustees: 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 and Angela Cooper. Said appointment is authorized by the Deed of Trust. Notice is given that, before the Foreclosure Sale, another person may be appointed as substitute trustee to conduct the Foreclosure Sale, and any of the foregoing Substitute Trustees may, acting alone, act under the Deed of Trust pursuant to the terms thereof.
- Default:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested a Substitute Trustee to sell the Property.

Formal notice is hereby given of Lender's election to proceed against and sell the Property in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

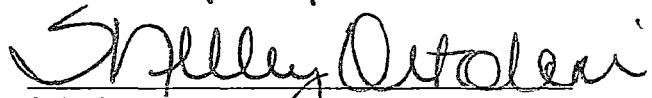
Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

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

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

Dated: 1/15/2024



Substitute Trustee
4600 Fuller Ave., Ste 400
Irving, TX 75038

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 16, 2024 January 15, 2024

2024 JAN 16 AM 11:59

NOTE: Real Estate Note described as follows:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Date: June 2, 2022
Maker: Wildcat Lending Fund One, LP
Payee: Integrity Realty Investments LLC and Jose De Jesus Santana Gomez
Original Principal Amount: \$577,500.00

DEED OF TRUST:

Date: June 2, 2022
Grantor: Integrity Realty Investments LLC and Jose De Jesus Santana Gomez
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202200159037 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Integrity Realty Investments LLC and Jose De Jesus Santana Gomez

PROPERTY: The real property described as follows:

Being a part of Lots 2 and 3, Block B/4823, Roper Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 6, Page 379, Map Records, Dallas County, Texas, and being the same tract of land described in deed to Everett Smith and Etta Lee Smith; recorded in Volume 5381, Page 178, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the present East line of Roper Street, as established by deed to Dallas County, Texas, recorded in Volume 2262, Page 399, Deed Records, Dallas County, Texas, at the Northwest corner of that portion of said Lot 3, described in deed to Sherry Finney Lashay, recorded in Instrument No. 201100206709, Official Public Records, Dallas County, Texas;

Thence North 00°14'00" West, along said East line, a distance of 53.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of that portion of said Lot 2, described in deed to 7624 Roper, LLC, recorded in Instrument No. 202000237520, Official Public Records, Dallas County, Texas;

Thence North 89°30'00" East, a distance of 173.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of a 15' alley right-of-way, at the Southeast corner of said 7624 Roper, LLC tract;



4807279

Thence south 00°14'00" East, along said West line, a distance of 53.00' to a 1/2" iron rod found at the Northeast corner of said Sherry Finney Lashay tract;

Thence South 89°30'00" West, a distance of 173.50' to the PLACE OF BEGINNING and containing 9,195 square feet or 0.211 of an acre of land.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

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
4600 Fuller Ave., Suite 400
Irving, Texas 75038

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

Date: February 6, 2024

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

NOTICE

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

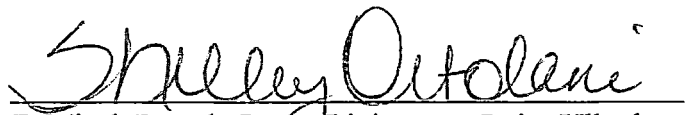
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee's sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of January 15, 2024.


T. Micah Dortch, Lance Livingston, Luisa Ulluela,
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

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

FILED

2024 JAN 16 AM 11:59

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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.

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Date: January 12, 2024

Instrument To Be Foreclosed:

Deed of Trust ("Deed of Trust")

Dated: November 2, 2020

Grantor: Matthew McIntyre

Mortgagee: First Bank and Trust, a division of HTLF Bank f/k/a AimBank

Recorded: Document Number 202000341792 in the Official Public Records of Dallas County, Texas.

Secures: Promissory Note in the original principal amount of \$113,000, executed by Intuit Equity Group LLC, payable to the order AimBank (the "Note").

Property: Being a part of Lot 21, Block F/2002, of Belmont Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 8, Page 126, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron pipe found in the Southeast line of a variable width alley right-of-way, at the North corner of Lot 22, of said block; thence North 44°55'01" East, along said Southeast line, a distance of 8.70' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner; Thence North 06°52'56" East, continuing along said southeast line, a distance of 33.56' to 1 1/2"

iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner; Thence South 34°24'30" East, passing through said Lot 21, a distance of 111.47' to a ½ " iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Northwest line of Belmont Avenue, a 60' right-of-way, said point being the beginning of a curve to the left having a radius of 422.50', a central angle of 3°58'37", and chord bearing and distance of South 50°08'56" West, 29.32'; Thence Southwesterly, along said Northwest line and said curve to the left, an arc distance of 29.33' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the East corner of said Lot 22; Thence North 35°23'40" West, a distance of 87.44' to the PLACE OF BEGINNING and containing 2,894 square feet or 0.066 of an acre of land.

Substitute Jeff Lane or Buffey E. Klein
Trustees: HUSCH BLACKWELL LLP
 1900 N. Pearl St., Suite 1800
 Dallas, Texas 75201

Lauren E. Hayes
HUSCH BLACKWELL LLP
111 Congress Ave., Suite 1400
Austin, Texas 78701

Foreclosure Sale:

Date: Tuesday, February 6, 2024

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place of Sale: The George Allen Courts Building at 600 Commerce Street, Dallas, Texas 75202 outside the north side of the George Allen Courts Building, facing Commerce Street, or in the area otherwise designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as amended.

Terms of The Foreclosure Sale will be conducted as a public auction with the
the Sale: Property to be sold to the highest bidder for cash or certified funds, except that First Bank and Trust, a division of HTLF Bank f/k/a AimBank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to Texas Property Code § 51.009, the property will be sold in AS IS, WHERE IS condition, without any express or implied

warranties, except as to warranties of title, if any provided for under 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, First Bank and Trust, a division of HTLF Bank f/k/a AimBank, the owner and holder of the Note, has requested Substitute Trustees to sell the Property.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, one of the Substitute Trustees will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

Dated January 12, 2024

Lauren E Hayes

Jeff Lane, Buffey E. Klein, or Lauren E. Hayes
Trustees

ACKNOWLEDGMENT

THE STATE OF TEXAS

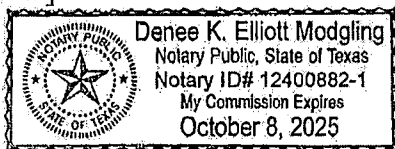
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COUNTY OF TRAVIS

This instrument was acknowledged before me by Lauren E. Hayes on
this 12th day of January, 2024.

Dene K Elliott Modgling
Notary Public

[Seal]



DENE K. ELLIOTT Modgling
Name (printed or typed)

My commission Expires:

October 8, 2025

FILED

2024 JAN 16 AM 11:59

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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.

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Date: January 12, 2024

Instrument To Be Foreclosed:

Deed of Trust ("Deed of Trust")

Dated: December 3, 2020

Grantor: Matthew McIntyre

Mortgagee: First Bank and Trust, a division of HTLF Bank f/k/a AimBank

Recorded: Document Number 202000344178 in the Official Public Records of Dallas County, Texas.

Secures: Promissory Note in the original principal amount of \$60,000, executed by Intuit Equity Group LLC, payable to the order AimBank (the "Note").

Property: Being a part of Lot 21, Block F/2002, of Belmont Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 8, Page 126, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron pipe found in the Southeast line of a variable width alley right-of-way, at the North corner of Lot 22, of said block; thence North 44°55'01" East, along said Southeast line, a distance of 8.70' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner; Thence North 06°52'56" East, continuing along said southeast line, a distance of 33.56' to 1 1/2"

iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner; Thence South 34°24'30" East, passing through said Lot 21, a distance of 111.47' to a ½ " iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Northwest line of Belmont Avenue, a 60' right-of-way, said point being the beginning of a curve to the left having a radius of 422.50', a central angle of 3°58'37", and chord bearing and distance of South 50°08'56" West, 29.32'; Thence Southwesterly, along said Northwest line and said curve to the left, an arc distance of 29.33' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the East corner of said Lot 22; Thence North 35°23'40" West, a distance of 87.44' to the PLACE OF BEGINNING and containing 2,894 square feet or 0.066 of an acre of land.

Substitute Trustees: Jeff Lane or Buffey E. Klein
HUSCH BLACKWELL LLP
1900 N. Pearl St., Suite 1800
Dallas, Texas 75201

Lauren E. Hayes
HUSCH BLACKWELL LLP
111 Congress Ave., Suite 1400
Austin, Texas 78701

Foreclosure Sale:

Date: Tuesday, February 6, 2024

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place of Sale: The George Allen Courts Building at 600 Commerce Street, Dallas, Texas 75202 outside the north side of the George Allen Courts Building, facing Commerce Street, or in the area otherwise designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as amended.

Terms of the Sale: The Foreclosure Sale will be conducted as a public auction with the Property to be sold to the highest bidder for cash or certified funds, except that First Bank and Trust, a division of HTLF Bank f/k/a AimBank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to Texas Property Code § 51.009, the property will be sold in AS IS, WHERE IS condition, without any express or implied

warranties, except as to warranties of title, if any provided for under 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, First Bank and Trust, a division of HTLF Bank f/k/a AimBank, the owner and holder of the Note, has requested Substitute Trustees to sell the Property.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, one of the Substitute Trustees will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

Dated January 12, 2024

Lauren Hayes
Jeff Lane, Buffy E. Klein, or Lauren E. Hayes
Trustees

ACKNOWLEDGMENT

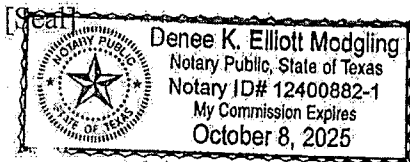
THE STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me by Lauren E. Hayes on this 12th day of January, 2024.

Deneek Elliott Modgling
Notary Public



DENEK K. ELLIOTT Modgling
Name (printed or typed)

My commission Expires:

October 8, 2025

FILED

2024 JAN 16 AM 11:59

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
JOHN F. WARREN
CLERK
DALLAS COUNTY

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.

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Date: January 12, 2024

Instrument To Be Foreclosed:

Deed of Trust ("Deed of Trust")

Dated: September 1, 2020

Grantor: Matthew McIntyre

Mortgagee: First Bank and Trust, a division of HTLF Bank f/k/a AimBank

Recorded: Document Number 202000238629 in the Official Public Records of Dallas County, Texas.

Secures: Promissory Note in the original principal amount of \$346,000, executed by Intuit Equity Group LLC, payable to the order AimBank (the "Note").

Property: Being a part of Lot 21, Block F/2002, of Belmont Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 8, Page 126, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron pipe found in the Southeast line of a variable width alley right-of-way, at the North corner of Lot 22, of said block; thence North 44°55'01" East, along said Southeast line, a distance of 8.70' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner; Thence North 06°52'56" East, continuing along said southeast line, a distance of 33.56' to 1 1/2"

iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner; Thence South 34°24'30" East, passing through said Lot 21, a distance of 111.47' to a ½ " iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Northwest line of Belmont Avenue, a 60' right-of-way, said point being the beginning of a curve to the left having a radius of 422.50', a central angle of 3°58'37", and chord bearing and distance of South 50°08'56" West, 29.32'; Thence Southwesterly, along said Northwest line and said curve to the left, an arc distance of 29.33' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the East corner of said Lot 22; Thence North 35°23'40" West, a distance of 87.44' to the PLACE OF BEGINNING and containing 2,894 square feet or 0.066 of an acre of land.

Substitute Jeff Lane or Buffey E. Klein
Trustees: HUSCH BLACKWELL LLP
 1900 N. Pearl St., Suite 1800
 Dallas, Texas 75201

Lauren E. Hayes
HUSCH BLACKWELL LLP
111 Congress Ave., Suite 1400
Austin, Texas 78701

Foreclosure Sale:

Date: Tuesday, February 6, 2024

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place of Sale: The George Allen Courts Building at 600 Commerce Street, Dallas, Texas 75202 outside the north side of the George Allen Courts Building, facing Commerce Street, or in the area otherwise designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as amended.

Terms of The Foreclosure Sale will be conducted as a public auction with the
the Sale: Property to be sold to the highest bidder for cash or certified funds, except that First Bank and Trust, a division of HTLF Bank f/k/a AimBank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to Texas Property Code § 51.009, the property will be sold in AS IS, WHERE IS condition, without any express or implied

warranties, except as to warranties of title, if any provided for under 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, First Bank and Trust, a division of HTLF Bank f/k/a AimBank, the owner and holder of the Note, has requested Substitute Trustees to sell the Property.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, one of the Substitute Trustees will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

Dated January 12, 2024

Lauren Hayes
Jeff Lane, Buffey E. Klein, or Lauren E. Hayes
Trustees

ACKNOWLEDGMENT

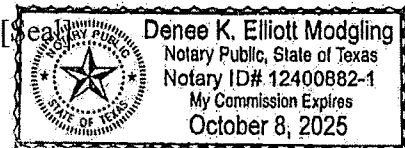
THE STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me by Lauren E. Hayes on this 12th day of January, 2024.

Denee K. Elliott Modgling
Notary Public



DENEK E. ELLIOTT Modgling
Name (printed or typed)

My commission Expires:

October 8, 2025

KW

FILED

NOTICE OF TRUSTEE'S SALE

2024 JAN 16 AM 11:24

THE STATE OF TEXAS §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

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

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

DATE OF SALE: Tuesday, the 6th day of February, 2024.

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

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

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

NAME OF DOCUMENT: Condominium Declaration for Wingate Condominiums, recorded in Volume 852058, Page 1307, Official Public Records, Dallas County, Texas (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

INDEBTEDNESS SECURED: Pursuant to the *Condominium Declaration for Wingate Condominiums*, recorded in Volume 852058, Page 1307, Official Public Records, Dallas County, Texas (the "Declaration"), Owners Association of Wingate Condominiums, Inc. (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of Owners Association of Wingate Condominiums, Inc. (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

APPOINTMENT OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Trustee

DATE: December 5, 2023.

NAME OF TRUSTEE: Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brilliant, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

The Property is a condominium unit in Owners Association of Wingate Condominiums, Inc. (the "Project") and is subject to the *Condominium Declaration for Wingate Condominiums*, (the "Declaration").

Matthew Thai ("Debtor") is the owner of the Property pursuant to a Warranty Deed with Vendor's Lien recorded at Document No. 20070241190, Official Public Records, Dallas County, Texas;

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

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

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

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

The Association has requested that Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Greg Garza, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brilliant, act as trustee pursuant to the Appointment of Trustee, sell the Property, and apply the proceeds of such sale in accordance with the provisions of the Declaration. Pursuant to section 51.009 of the Texas Property Code, the sale of the Property will be AS IS condition, without any express or implied warranties, and subject to any prior encumbrances to title filed of record and/or expressly set forth in the Declaration.

Therefore, at the date, time, and place set forth above, the undersigned, as Trustee, will conduct the sale of the Property as a public auction to the highest bidder for cash pursuant to the terms of the Declaration, subject to all prior encumbrances (including but not limited to prior liens), easements, restrictive covenants, liens, rights of parties in possession, mineral interests and leases,

and other matters affecting title to the Property that would be shown by a review of the Official Public Records of Dallas County, Texas, or by an on-the-ground inspection of the Property.

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

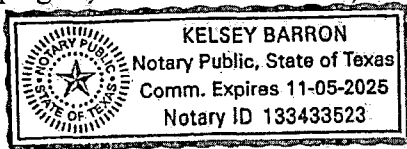
Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish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

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 6th day of December, 2023.

Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, any to act as Trustee

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 6th day of December, 2023, by Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, Trustee.



Notary Public Signature

NAME AND ADDRESS OF TRUSTEE:

Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Claudia Zissman-Monzon, and/or Christine Applegate, and/or John Brillian, any to act as trustee

CAGLE PUGH

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

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 9607 WALNUT STREET #11101, DALLAS, TEXAS 75243

UNIT NO. 11101, BUILDING L, OF WINGATE CONDOMINIUMS, 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 82058, PAGE 1307, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, AS AMENDED AND SUPPLEMENTED.

24

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § NOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 27th day of July, 2023, a Notice of Lien was filed of record at Document No. 202300149769, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **JAMES PERLEY PUTNAM, JR.**, the present owner of said real property, to Bowser Oaks Association, Inc. (the "Association"); and

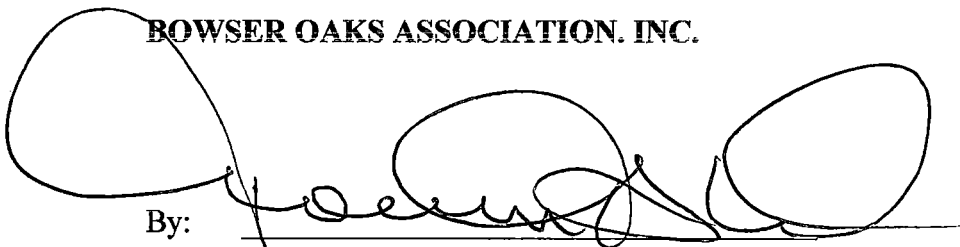
WHEREAS, the said **JAMES PERLEY PUTNAM, JR.**, has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of February, 2024, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12th day of January, 2024.

BOWSER OAKS ASSOCIATION. INC.

By: _____
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 12th day of January, 2024, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

FILED
2024 JAN 12 PM 3:31
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

SIGNATURE

Print Name

EXHIBIT "A"

Unit No. 215, Building D of the Glen Condominiums, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Declaration thereof recorded in Volume 83008, Page 4577, Condominium Records, Dallas County, Texas, together with a percentage interest in the common elements appertaining thereto, and described more specifically in that certain deed recorded at Volume 92057, Page 0049 of the Real Property Records of Dallas County, Texas.; and having the street address of 5000 Bowser Avenue, #215, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §
NOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 8th day of December, 2023, a Revised Notice of Lien was filed of record at Document No. 202300246900, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by SYED REHMAN, the present owner of said real property, to Parkwood Creek Owners Association, Inc. (the "Association"); and

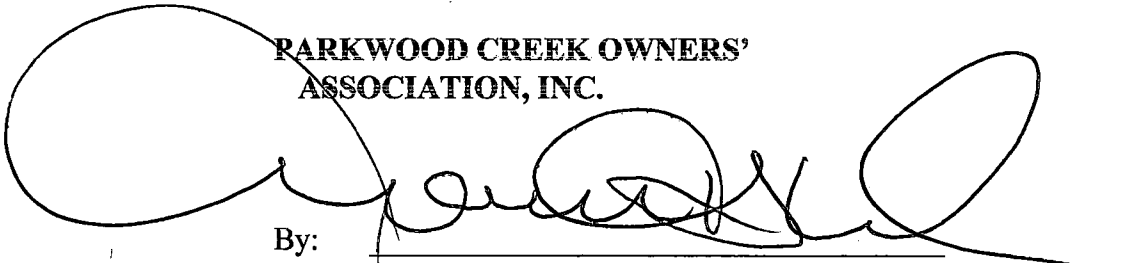
WHEREAS, the said SYED REHMAN has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of February, 2024, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12th day of January, 2024.


By: _____
PARKWOOD CREEK OWNERS'
ASSOCIATION, INC.
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road
Suite 615
Dallas, Texas 75244

This notice was posted by me on the 12th day January, 2024, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2024 JAN 12 PM 3:31

SIGNATURE

Print Name

FILED

EXHIBIT "A"

Unit No. 42 in Building C and 1.8613 percent undivided interest in and to the general and limited common elements of PARKWOOD CREEK, a condominium regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration, dated March 16, 1982, recorded in Volume 82073, Page 752 of the Condominium Records; and together with Certificate of Correction recorded in Volume 82078, Page 985, of the Deed Records of Dallas County, Texas.; and having the street address of 8545 Midpark Road, #42, Dallas, Texas.

W

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 25th day of September, 2023, a Notice of Lien was filed of record at Document No. 202300195986, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **KELLEN WIGGINS**, the present owner of said real property, to Holly Glen Condominium Owners Association, Inc. (the "Association"); and

WHEREAS, the said **KELLEN WIGGINS** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

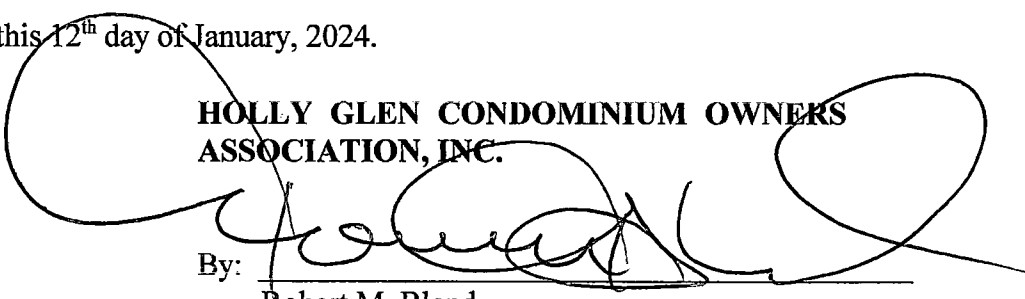
NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of February, 2024, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12th day of January, 2024.

**HOLLY GLEN CONDOMINIUM OWNERS
ASSOCIATION, INC.**

By: 
Robert M. Blend
Duly Authorized Agent
4101McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 12th day of January, 2024, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____
PROPERTY

2024 JAN 12 PM 3:31

SIGNATURE

Print Name

EXHIBIT "A"

Unit 45, Building E, Holly Glen Condominiums, a condominium regime in the City of Dallas, Dallas County, Texas, together with the limited common elements, and an undivided interest in and to the general common elements, as same are defined in the Condominium Declaration thereof, in Volume 80117, Page 1329; Volume 81042, Page 406 and Volume 2000114, Page 8, of the Official Public Records of Dallas County, Texas.; and having the street address of 7525 Holly Hill Drive, #45, Dallas, Texas.

61

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 25th day of September, 2023, a Notice of Lien was filed of record at Document No. 202300195982, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **RICHARD L. CARVER**, the present owner of said real property, to Holly Glen Condominium Owners Association, Inc. (the "Association"); and

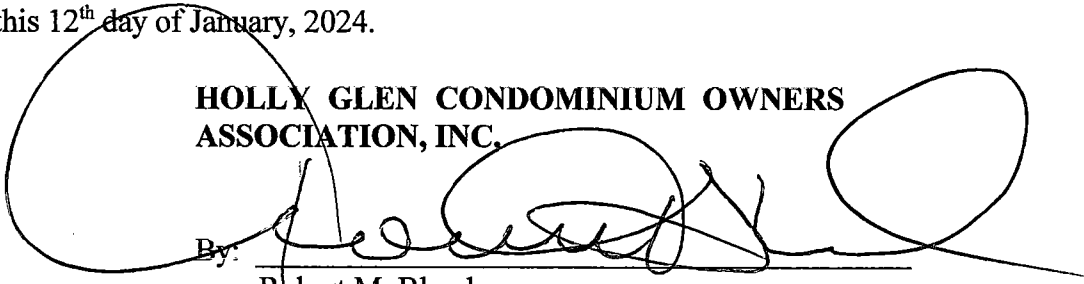
WHEREAS, the said **RICHARD L. CARVER** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of February, 2024, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12th day of January, 2024.

**HOLLY GLEN CONDOMINIUM OWNERS
ASSOCIATION, INC.**
By: 
Robert M. Blend
Duly Authorized Agent
4101McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 12th day of January, 2024, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

FILED
2024 JAN 12 PM 3:30
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

SIGNATURE

Print Name

EXHIBIT "A"

Unit No. 17, Building 2, of HOLLY GLEN CONDOMINIUMS, 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 80117, Page 1329, Condominium Records of Dallas County, Texas. As amended in Volume 81042, Page 406, Deed Records, Dallas County, Texas. As affected by instruments recorded in Volume 2000026, Page 722; Volume 2000080, Page 2421 and in Volume 2000114, Page 8, Deed Records, Dallas County, Texas.; and having the street address of 7525 Holly Hill Drive, #17, Dallas, Texas.

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 07/20/2006
Grantor(s): LOUIS MITCHELL, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR THE LENDING PARTNERS, LTD., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$63,460.00
Recording Information: Instrument 200600275339
Property County: Dallas
Property: (See Attached Exhibit "A")
Reported Address: 10431 BENBROOK DRIVE, DALLAS, TX 75228-2705

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Specialized Loan Servicing LLC
Mortgage Servicer: Specialized Loan Servicing LLC
Current Beneficiary: Specialized Loan Servicing LLC
Mortgage Servicer Address: 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of February, 2024
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; 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; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED
2024 JAN 16 PM 12:00
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made 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. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

By: _____

Exhibit "A"

LOT 28, IN BLOCK R/5374 OF CASA VIEW HILLS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17, PAGE 229 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254