

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about February 13, 2013, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Gail Rosmon, the present owner of said real property, to Kingston Meadows Owners Association (the "Association"); and

WHEREAS, the said Gail Rosmon has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, February 3, 2026, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 3, Block E, Kingston Meadows, Phase One-A, an addition to the City of Glenn Heights, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2004130, Page 21 and corrected in Volume 2005071, Page 147, of the Map Records of Dallas County, Texas (1115 Wynnewood Drive)

WITNESS my hand this 12th day of January, 2026

FILED
2026 JAN 13 PM 1:28
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

KINGSTON MEADOWS OWNERS
ASSOCIATION

By: _____

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

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

CAUSE NO. DC-18-19402

IN RE: ORDER FOR FORECLOSURE
CONCERNING

1115 Wynnewood Drive
Glenn Heights, TX 75154

UNDER TEX. R. CIV. PROC. 736

AND GAIL ROSMON

§
§
§
§
§
§
§

IN THE DISTRICT COURT OF

DALLAS COUNTY, TEXAS

193RD JUDICIAL DISTRICT

ORDER FOR FORECLOSURE

On **December 31, 2018**, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action was presented to the Court. **Kingston Meadows Owners Association** (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 1115 Wynnewood Drive, Glenn Heights, Texas 75154, and further described as follows:

Lot 3, Block "E", Kingston Meadows, Phase One-A, an addition to the City of Glenn Heights, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2004130, Page 21 and corrected in Volume 2005071, Page 147, of the Map Records of Dallas County, Texas (1115 Wynnewood Drive) (hereinafter the "Property").

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

Gail Rosmon
1537 Aberdeen Drive
Lancaster, Texas 75134

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

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondent's acquisition of the Property, Respondent agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in 8, 9, & 10 of the Declaration.
5. Article 9 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article 9, Section 9.6 of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondent's ownership, Respondent has been assessed maintenance fees in a non-discriminatory manner based on Respondent's ownership of the Property.

8. Article 10, Section 10.3 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of December 3, 2018, Respondent is 10 months in default in her obligations to the Association for a total of Five Thousand One Hundred and Three Dollars and Twenty Seven Cents (\$5,103.27).
10. Respondent has been notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by notice letter dated October 9, 2012.
11. A Notice of Lien was filed on or about February 13, 2013 at Instrument Number: 201300046175 in the office of the County Clerk of DALLAS, Texas, and Respondent was notified of same by letter dated February 13, 2013.
12. The Association afforded Respondent thirty (30) days to cure the default pursuant to the February 13, 2013 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

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

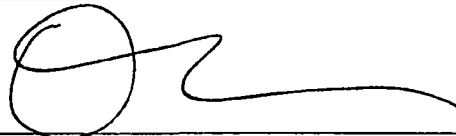
IT IS THEREFORE ORDERED that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

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

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

SIGNED ON

May 16, 2019



JUDGE PRESIDING

STATE OF TEXAS

§
§
§

KNOW ALL MEN

COUNTY OF DALLAS

BY THESE PRESENTS

**NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE
(214 PEARLY TOP)**

NOTIFICATION DATE: JANUARY 12, 2026

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. Property.

The property to be sold is described as follows (collectively, the "Property"): certain real property (and interests therein) located in Dallas County, Texas, as more specifically described in Exhibit "A" attached hereto and incorporated herein for all purposes, and all other Mortgaged Property (as defined in Exhibit "A" attached hereto).


2. Deed of Trust.

The instrument to be foreclosed is that certain Deed of Trust and Assignment of Rents, executed by CFRICH LLC, a Wyoming limited liability company ("Grantor"), dated as of August 29, 2025, to Moses, Palmer & Howell, L.L.P., Trustee, for the benefit of PAJ Enterprises, LLC, a foreign limited liability company dba PAJ Fund I, LLC, an Arizona limited liability company ("Lender"), and recorded under Instrument No. 202500183856 of the Official Records of Dallas County, Texas (the "Deed of Trust"), which Deed of Trust secures certain indebtedness described therein, including, but not limited to, that certain Promissory Note in the original principal amount of \$268,000.00 dated August 29, 2025, executed by Grantor and payable to the order of Lender (the "Note").

3. Foreclosure Sale.

The Property will be sold at a foreclosure sale as permitted by the Texas Property Code and the Texas Business and Commerce Code to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, February 3, 2026.

BY 
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2026 JAN 12 PM 3:28

FILED

Time: The sale will begin no earlier than 10:00 a.m. (Central Standard Time) or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m. (Central Standard Time).

Place: The area outside on the north side of the George L. Allen, Sr. Courts Building facing Commerce Street below the overhang, located at 600 Commerce Street, Dallas, Texas 75202, as designated by the Commissioners Court of Dallas County, Texas, or, if the preceding area is no longer the designated area, the area most recently designated by the Commissioners Court of Dallas County.

4. Trustee and Substitute Trustee.

Moses, Palmer & Howell, L.L.P. is named as the original Trustee under the Deed of Trust. By Appointment of Substitute Trustees dated January 12, 2026, Lender has appointed each of Michael Gillman, Emily Bowlin, and Carolina Paine as a Substitute Trustee under the Deed of Trust, said appointment being in a manner authorized by the Deed of Trust. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale, and any of the foregoing substitute trustees may, acting alone, act under the Deed of Trust pursuant to the terms thereof.

5. Event of Default.

An event of default has occurred under the Note and Deed of Trust. The Note has been accelerated and is immediately due and payable. As of the date of this Notice of Substitute Trustee's Foreclosure Sale, Lender has not received payment in full of the Note, and the Event of Default continues. Therefore, Lender has requested that a Substitute Trustee sell the Property to satisfy the Note and the other indebtedness due under the Deed of Trust.

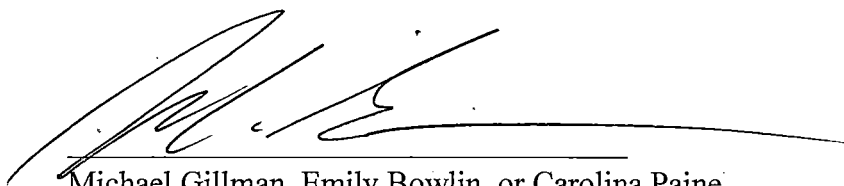
6. Terms of Sale.

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, Lender has the right to direct any Substitute Trustee to sell the Property as an entirety or in parcels. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in AS IS condition, without any express or implied warranties, except as to the warranties of title by Grantor, if any, provided for under the Deed of Trust. Lender may enter a credit bid against the indebtedness.

Pursuant to Section 51.0075 of the Texas Property Code, each 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 such Substitute Trustee.

Lender may postpone, withdraw, or reschedule the sale for another day. In such event, no Substitute Trustee is required to appear at the date, time, and place of such sale to announce such postponement, withdrawal, or rescheduling.

Questions concerning the sale may be directed to Michael Gillman, a Substitute Trustee, at the contact information listed below.



Michael Gillman, Emily Bowlin, or Carolina Paine
Substitute Trustee

c/o Gray Reed & McGraw LLP
1601 Elm Street
Suite 4600
Dallas, Texas 75201
Phone: (469) 320-6048

STATE OF TEXAS

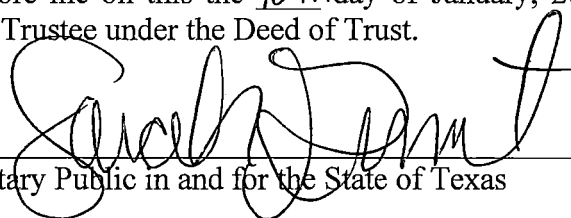
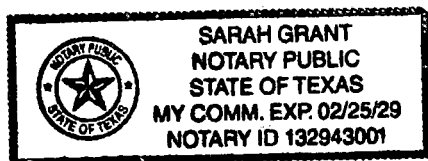
§

§

COUNTY OF DALLAS

§

This instrument was acknowledged before me on this the 12th day of January, 2026, by Michael Gillman, in his capacity as a Substitute Trustee under the Deed of Trust.



Notary Public in and for the State of Texas

Exhibit "A"

Mortgaged Property

Property in the County of Dallas, State of Texas, described as:

Lot 5, Block E, Top of the Hill Farms Addition, an addition to the City of Glenn Heights, Dallas County, Texas, according to the plat thereof recorded in Volume 72011, Page 2418 Map Records, Dallas County, Texas.

Street address: 214 Pearly Top Dr, Glenn Heights, TX 75154

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, appurtenances and fixtures now or hereafter a part of the Property, and all rents, issues and profits thereof.