

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on or about October 15, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Juan A. Osorio and Norma Benitez, the present owners of said real property, to Coventry Village Association (the "Association"); and

WHEREAS, the said Juan A. Osorio and Norma Benitez have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

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

Said real estate is described as follows:

Unit 197, Building Q, and its appurtenant undivided interest in and to the general and limited common elements of Coventry Village, A Condominium regime situated in the City of Irving, Dallas County, Texas, according to the Map thereof recorded in Volume 81007, Page 229, of the Condominium Records, Dallas County, Texas.
(1823 East Grauwylter Road, Unit 197)

WITNESS my hand this 13th day of January, 2026

COVENTRY VILLAGE ASSOCIATION

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

2026 JAN 13 PM 1:29
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

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

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, on or about November 4, 2024, 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 Colette Danielle Manier, the present owner of said real property, to Stone Hill Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Colette Danielle Manier 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 15, Block A, of Villas of Beacon Hill & Stonecreek Village, an Addition to the City of Irving, Dallas County, Texas, according to the Map thereof recorded in Volume 96209, Page 1020, Map Records, Dallas County, Texas. (8621 Forest Glenn Drive)

WITNESS my hand this 12th day of January, 2026

STONE HILL HOMEOWNERS ASSOCIATION,
INC.

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

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

184-90593

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, on or about October 15, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Katherine Nguyen, the present owner of said real property, to Coventry Village Association (the "Association"); and

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

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

Said real estate is described as follows:

Unit 175, Building N, appurtenant undivided interest in and to the general and limited common elements of Coventry Village, a Condominium Regime situated in the City of Irving, Dallas County, Texas, according to the Declaration, recorded in Volume 78143, Page 3395, Condominium Records, Dallas County, Texas; together with the First Amendment thereto recorded in Volume 81007, Page 2229 of the Condominium Records of Dallas County, Texas. (1819 East Grauwylser Road, Unit 175)

29 WITNESS my hand this 13th day of January, 2026

COVENTRY VILLAGE 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.

2026 JAN 13 PM 1:29
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

2654 ENCINA 3
IRVING, TX 75038

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: February 03, 2026

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 21, 2019 and recorded in Document INSTRUMENT NO. 201900164738 real property records of DALLAS County, Texas, with LISA REYES, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LISA REYES, A SINGLE WOMAN, securing the payment of the indebtedness in the original principal amount of \$144,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

BY DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2026 JAN 12 PM 1:05

FILED



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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 AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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



Declarant's Name: Donna Stockman

Date: 1/12/26

2654 ENCINA 3
IRVING, TX 75038

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DALLAS

EXHIBIT "A"

LAND SITUATED IN THE CITY OF IRVING IN THE COUNTY OF DALLAS IN THE STATE OF TX

BEING UNIT 3, BUILDING DX, AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF LAS BRISAS HILLS CONDOMINIUMS, A CONDOMINIUM IN THE CITY OF IRVING, TEXAS, ACCORDING TO THE DECLARATION AND MASTER DEED RECORDED IN VOLUME 81179, PAGE 902, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS. TOGETHER WITH ALL AMENDMENTS AND SUPPLEMENTS.