

10

Union Mercantile Corporation, Noteholder
August REI, LLC, Loan Servicing Company
Dill Law Firm, PLLC (hereinafter "Attorney")

Jireh Investments Team, LLC
2310 Lagoon Dr.
Mesquite, TX 75150

Sent via regular mail and CMRR # 9589 0710 5270 2715 1516 92 on 01/13/2026

FILED
2026 JAN 13 PM 3:48

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Jireh Investments Team, LLC
4400 Flamingo Way
Mesquite, Texas 75150

Sent Via First Class Mail and CMRR# 9589 0710 5270 2715 1517 08 on 01/13/26

NOTICE OF TRUSTEE'S SALE

WHEREAS Jireh Investments Team, LLC 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 2023-202300230122, 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 3rd day of February 2026

Time: The sale shall begin no earlier than 10:00 AM 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 Three (3) in Block "F" of Town East Estates Addition, an addition to the City of Mesquite, Texas according to the Map thereof, recorded in Volume 43, Page 151 Map Records, Dallas County, Texas. Commonly known as 2310 Lagoon Drive, Mesquite, TX 75150

3. Name and Address of Sender of Notice:

Dill Law Firm, PLLC, Sarah Dill, 3206 E Richardson Rd., Suite G, Edinburg, TX 78542.

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.

Dill Law Firm PLLC



Sarah Dill, Monica Castillo, Patricia Lowe,
Stephanie Walker, Denyse Crews, Shelley Ortolani,
Michele Hreha, Mary Mancuso, Francesca Ortolani,
Carol Dunmon or Payton Hreha
Substitute Trustee(s)
3206 E Richardson Rd., Suite G
Edinburg, Texas 78542
(956) 254-0722

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

§

COUNTY OF DALLAS

§

§

WHEREAS, on or about March 19, 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 Target Corporation DBA Super Target #2572, the present owner of said real property, to Emporium on LBJ Owners Association, Inc. (the "Association"); and

WHEREAS, the said Target Corporation DBA Super Target #2572 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;

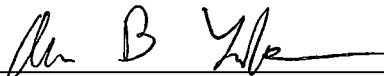
NOW, THEREFORE, notice is hereby given that on Tuesday, February 3, 2026, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, 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 2, Block A, of Emporium on LBJ, in the City of Mesquite, Dallas County, Texas, as more particularly described on Exhibit A attached hereto (1629 North Town East Boulevard)

WITNESS my hand this 12 day of January, 2026

EMPORIUM ON LBJ OWNERS ASSOCIATION,
INC.

By: 
Owen B Lemke, 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.

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

FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S NON-JUDICIAL
FORECLOSURE SALE**

2026 JAN 12 AM 9:35

Notice Concerning Military Duty: **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 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. Tex. Prop. Code § 51.002(i)**

STATE OF TEXAS }

COUNTY OF DALLAS }

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust (the "Deed of Trust") dated October 20, 2015, **JUAN C. RODRIGUEZ and BRENDA SIFUENTES** executed a Deed of Trust lien conveying to G. Roland Love, as Trustee, the property, including any improvements situated in Dallas County, Texas, to-wit:

BEING all that certain lot, tract or parcel of land situated in the Job Badgley Survey, Abstract No. 74, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod for a corner in the south right of way line of Potter Lane, said corner being west, 124 feet from the intersection of the south right of way line of Potter Lane and the west right of way line of Hickory Tree Road;

THENCE South, parallel with the west line of Hickory Tree Road, 150 feet to a ½ inch iron rod for a corner;

THENCE West, parallel to the south line of Potter Lane, 100 feet to a ½ inch iron rod for a corner;

THENCE North, parallel with the west line of Hickory Tree Road, 150 feet to a ½ inch iron rod for corner in the south line of Potter Lane;

THENCE East, along the south line of Potter Lane, 100 feet to the place of BEGINNING and containing 0.34435 acres pf land, more or less.

More commonly known as 1712 Potter Lane, Mesquite, TX 75149

(herein the "Property") to secure that one certain Promissory Note (the "Note") herein described, in the original principal amount of ONE HUNDRED THIRTY-FOUR THOUSAND NINE HUNDRED TEN AND N0/100THS DOLLARS (\$134,910.00), executed by **JUAN C. RODRIGUEZ and BRENDA SIFUENTES** made payable to First Select Mortgage, Inc., which

such Deed of Trust is recorded in the Deed Records of Dallas County, Texas, as document number 201500285469 and Vendor's Lien of even date; and

WHEREAS First Select Mortgage, Inc. transferred the Note, Deed of Trust Lien and Vendor's Lien to MISSIONVEST, LLC, per Transfer of Lien which such Transfer of Lien is recorded in the Deed Records of Dallas County, Texas, as document number 201600030303 on or about February 4, 2016. MISSIONVEST, LLC is the owner and holder of said both Note and Deed of Trust Lien; and

WHEREAS, in accordance with Texas Property Code section 51.0076 and the Deed of Trust referenced above, MISSIONVEST, LLC appoints the undersigned attorney as the Substitute Trustee (herein so called) in place of the original Trustee named in the Deed of Trust (the "Payee"), upon the contingency and in the manner prescribed by the Deed of Trust and Law; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust and the outstanding balance is now wholly due; and

WHEREAS, the owner and holder of said Note has requested the undersigned to sell said "Property" to satisfy said indebtedness.

PLEASE BE ADVISED that the Deed of Trust permits MISSIONVEST, LLC to postpone, withdraw or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

FURTHER PLEASE BE ADVISED, because Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. MISSIONVEST, LLC, the owner and holder of the Note, has requested Philip D. Collins, whose mailing address is 9330 LBJ Freeway, Suite 810, Dallas, Texas 75243, to sell the property. The Trustee has been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the Deed of Trust.

FURTHER, PLEASE BE ADVISED AS FOLLOWS:

1. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting MISSIONVEST, LLC 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.
2. Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.
3. The sale will be made expressly subject to any title matters set forth in the Deed of

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

4. Pursuant to the Deed of Trust, MISSIONVEST, LLC has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

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

6. Pursuant to Section 51.0075 of the Texas Property Code, the 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 any Substitute Trustee.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT ON TUESDAY, THE 3RD DAY OF FEBRUARY, 2026, BETWEEN THE HOURS OF 10:00 A.M. AND 4:00 P.M., I WILL SELL SAID PROPERTY AT GEORGE ALLEN COURTS BUILDING 600 COMMERCE STREET, DALLAS, TEXAS, IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT OF SUCH COUNTY, THAT BEING THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS, TO THE HIGHEST BIDDER FOR CASH. SAID SALE WILL BEGIN AT 10:30 A.M. AND WILL TAKE PLACE NOT LATER THAN THREE HOURS AFTER THAT TIME.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY FOR

MISSIONVEST, LLC AND THE SO NAMED SUBSTITUTE TRUSTEE.

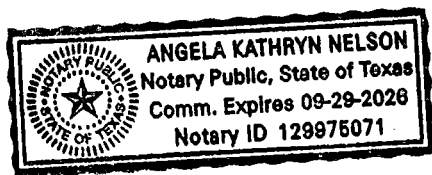
Witness the 6th day of January 2026.



PHILIP D. COLLINS, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 6th day of January 2026.


Notary Public in and for the State of Texas

Please Return to:
PHILIP D. COLLINS & ASSOCIATES, P.C
PHILIP D. COLLINS
9330 LBJ FREEWAY, SUITE 810
Dallas, Texas 75243
(469) 453-4600
pdcollins@pdcollinslaw.com

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **GODUN LLC, a Texas limited liability company** dated February 6, 2025, and duly filed for record on February 7, 2025, in the Office of the County Clerk of Dallas County, Texas under Dallas County Clerk's **Instrument No. 2025-202500025414** of the Official Public Records of Dallas County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Dallas County, Texas, to-wit:

Lot 5, Block 4 of MESQUITE PARK SUBDIVISION NO. 1, an addition to the City of Mesquite, Texas, according to the Map or Plat thereof recorded in Volume 20, Page 71 of the Map and/or Plat Records of Dallas County, Texas; and

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

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

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

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

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

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the



undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

FEBRUARY 3, 2026

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

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

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

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

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

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

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

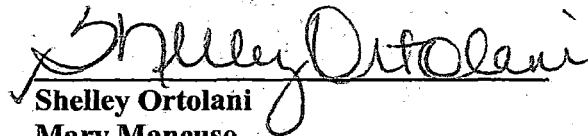
PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE

FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

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

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

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



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Brenda Wiggs
Donna Stockman
Janet Pinder
Brandy Bacon
Michelle Schwartz
Jamie Dworsky
Angela Brown
Carol Dunmon
Payton Hreha
Jeff Benton, or
Leslie Shuler
Substitute Trustee(s)

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **Joe Marcus Ramirez** dated August 17, 2023, and duly filed for record on August 30, 2023, in the Office of the County Clerk of Dallas County, Texas under Dallas County Clerk's **Instrument No. 2023-202300175145** of the Official Public Records of Dallas County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Dallas County, Texas, to-wit:

Lot 21, Block 37, NORTHRIDGE ESTATES NO. 2, an addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 24, Page 111 of the Map and/or Plat Records of Dallas County, Texas; and

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

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

**Shelley Ortolani
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Michele Hreha
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Carol Dunmon
Payton Hreha
Jeff Benton, or
Leslie Shuler**

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

FILED

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

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the



undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

FEBRUARY 3, 2026

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

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

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

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

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

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1302 Waugh Drive, Suite 831
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Substitute Trustee(s)

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