

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, on or about November 12, 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 Arthur Boldon, the present owner of said real property, to Forest West Owners Association, Inc. (the "Association"); and

WHEREAS, the said Arthur Boldon 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 204, Building 2, and an undivided 0.863 percent ownership interest in the general common elements of Forest West Condominiums, Phase II, Condominium Project set forth in Declaration of Condominium Regime as more particularly described on Exhibit A attached hereto and incorporated herein by reference (3022 Forest Lane, Unit 204)

WITNESS my hand this 12<sup>th</sup> day of January, 2026

## FOREST WEST OWNERS ASSOCIATION, INC.

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

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

1242-94812

## Exhibit A

Unit 204, Building 2, and the space encompassed by the boundaries thereof; together with the Supplemental Declaration of Merger and Annexation recorded in Volume 81231, Page 2360, of the Condominium Records, of Dallas County, Texas; Together with Second Amendment thereto recorded in Volume 82128, Page 2339, of the Condominium Records of Dallas County, Texas; Together with the Restated and Amended Supplemental Declaration of Merger and Annexation Amendment thereto recorded in Volume 82144, Page 2504 of the Condominium Records of Dallas County, Texas;

Together with an undivided ownership interest in and to the General Common Elements of the Condominium Project, together with the limited common elements appurtenant thereto, Unit 204, Building 2, together with the undivided interest in and to the Common Elements appurtenant thereto, of Forest West, Condominium project in Dallas County, Texas, according to the Declaration of Condominium, recorded under of the Official Public Records of Dallas County, Texas.

An undivided 0.863 percent ownership interest in the general common elements of Forest West Condominiums, Phase II, Condominium Project set forth in Declaration of Condominium Regime.

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, on or about April 25, 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 Bonnie Bausch, the present owner of said real property, to Oaks on the Ridge I Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Bonnie Bausch 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 803, Building C, Of Oaks On The Ridge I Condominiums, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 84039, Page 1900, Condominium Records of Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unit described below, in and to the Common Elements in the percentage designated for the residential Unit on Exhibit ?C? attached to the Declaration: (4107 Esters Road, Unit 803)

WITNESS my hand this 9th day of January, 2026

## OAKS ON THE RIDGE I 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.

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2026 JAN 13 PM 1:27

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
TEXAS

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

2026 JAN 13 PM 12: 18

STATE OF TEXAS

\*

JOHN F. WARREN  
COUNTY CLERK

COUNTY OF DALLAS

\*

KNOW ALL MEN BY THESE PRESENT  
BY \_\_\_\_\_

WHEREAS, by Deed of Trust, dated **MARCH 9, 2022**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202200077327** of the Deed Records of **DALLAS** County, Texas, executed by **ADLO ENTERPRISES LLC**, to **CHARLES C. GUMM, III or CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

**LOT 13, IN BLOCK 16/6017, OF GLENVIEW ADDITION NO. 18, A  
SUBDIVISION IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR  
PLAT RECORDED IN VOLUME 40, PAGE 133 OF MAP RECORDS OF  
DALLAS COUNTY, TEXAS.**

aka: 5271 Pennridge Ln., Dallas, TX 75241.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$140,500.00** executed by **ADLO ENTERPRISES LLC**, and made payable to First Funding Investments, Inc.

WHEREAS the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORKSY, ANGELA COOPER BROWN, KELLY GODDAD, LESLIE SHULER OR ROBIN SHELTON**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 3rd day of FEBRUARY, 2026**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the substitute Trustee will sell the

5271 Pennridge Ln., Dallas, TX 75241.

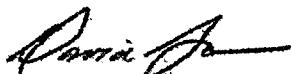
Page 1 | 2

Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

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

WITNESS MY HAND this **9th** day of **JANUARY 2026**.



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David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddad, Leslie Shuler or Robin Shelton, as Substitute Trustee

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

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

**NOTICE: 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**

**Date of Sale:** February 3, 2026

**Time of Sale:** The sale will begin at ten o'clock a.m. (10:00 a.m.) or not later than three hours after that time, being one o'clock p.m. (1:00 p.m.).

**Place of Sale:** Dallas County Courthouse, otherwise known as the George Allen Courts Building, located at 600 Commerce Street, Dallas, Texas 75202, on the north side of the building facing Commerce Street underneath the overhang, or as designated by the County Commissioners Office pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place or as designated by the County Commissioners. Because of default in performance of the obligations of the Deed of Trust and Promissory Note, Substitute Trustee will sell the property by public auction to the highest bidder for cash or certified funds at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

**Terms of Sale:** Cash or certified funds. As provided by Texas Property Code Section 51.0076(f), the purchase price for this sale will be due and payable without delay on acceptance of the bid or within such reasonable time as may be agreed upon by the purchaser and the Trustee if the purchaser makes such request for additional time to deliver the purchase price. In no event, however, will the additional time extend beyond 4:45 pm on the day of the sale. Since the terms of the sale will be for cash, on the day of sale, those desiring to purchase the property will need to demonstrate their ability to pay cash. The only cash equivalent that the Substitute Trustee will accept will be a cashier's check payable to the Beneficiary drawn on a reasonably acceptable federally insured financial institution having a physical presence in Dallas County, Texas.

2026 JAN 13 PM 12:09  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY BY

**Instrument to  
be Foreclosed:**

DEED OF TRUST, dated May 2, 2024, and recorded at Document No. 202400089096 in the Official Public Records of Dallas County, Texas, with Joshua Correa and Rivers Edge Investments, LLC, collectively referred to as Grantor, and Loomis Holdings 2, LLC, as Mortgagee and/or Grantee.

**Obligations Secured:**

Promissory Note:

Dated: May 2, 2024

Maker: Joshua Correa and Rivers Edge Investments, LLC,  
a Texas Limited Liability Company

Holder: Loomis Holdings 2, LLC,  
a Florida Limited Liability Company

Principal Amount: \$960,000.00

**Property to Be Sold:**

Commonly known as 3900 Bosque Ave., Dallas, Texas 75212 and legally described as:

All that certain 5.131-acre tract of land situated in the E. Horton Survey, Abstract No. 604, Dallas County, Texas. Being a part of Tract 42, Block 7136 and being called 3.81-acre tract of land described in a Quit Claim Deed from John W. Vilbig III to Doris Hyde as recorded in Volume 620, page 303, Deed Records, Dallas County, Texas and being more particularly described as follows

BEGINNING at a 1/2-inch capped iron rod (stamped "BCLS") set for the corner of said Tract 42, Block 7136 and being in the South right of way line of Canada Drive, a variable width right of way, and the East right of way line of Bosque Avenue, a 50-foot right of way (unimproved);

THENCE North 89 degrees 21 minutes 30 seconds East, along the North line of said Tract 42 and said South right of way line of Canada Drive, a distance of 145.00 feet to the centerline of Old Channel of West Fork of Trinity River to a point for corner;

THENCE along the said center line of Old Channel of West Fork of Trinity River, the following:

South 02 degrees 35 minutes 27 seconds East, a distance of 46.46 feet to a point for corner;

South 14 degrees 11 minutes 35 seconds East, a distance of 32.46 feet to a point for corner;

South 07 degrees 13 minutes 12 seconds East, a distance of 107.9,6 feet to a point for corner;

South 01 degrees 26 minutes 32 seconds West, a distance of 41.06 feet to a point for corner.

South 05 degrees 19 minutes 59 seconds West, a distance of 23.03 feet to a point for corner;

South 05 degrees 36 minutes 35 seconds West, a distance of 100.27 feet to a point for corner;

South 07 degrees 25 minutes 37 seconds West, a distance of 89.98 feet to a point for corner;

South 08 degrees 02 minutes 33 seconds West, a distance of 110.65 feet to a point for corner;

South 01 degrees 55 minutes 44 seconds East, a distance of 22.17 feet to a point for corner;

South 03 degrees 17 minutes 56 seconds West, a distance of 52.75 feet to a point for corner;

South 01 degrees 15 minutes 44 seconds East, a distance of 41.96 feet to a point for corner;

South 07 degrees 06 minutes 57 seconds East, a distance of 78.18 feet to a point for corner;

South 01 degrees 54 minutes 19 seconds East, a distance of 72.71 feet to a point for corner;

South 07 degrees 54 minutes 58 seconds East, a distance of 50.91 feet to a point for corner;

South 02 degrees 40 minutes 28 seconds East, a distance of 63.87 feet to a point for corner;

South 00 degrees 27 minutes 32 seconds West, a distance of 78.05 feet to a point for corner;

South 03 degrees 53 minutes 41 seconds West, a distance of 107.79 feet to a point for corner;

South 07 degrees 15 minutes 54 seconds West, a distance of 56.41 feet to a point for corner;

South 09 degrees 11 minutes 45 seconds West, a distance of 74.57 feet to a point for corner;

South 04 degrees 51 minutes 39 seconds West, a distance of 123.82 feet to a point for corner;

South 01 degrees 50 minutes 23 seconds West, a distance of 57.65 feet to a point for corner;

South 11 degrees 02 minutes 30 seconds West, a distance of 54.10 feet to a point for corner;

South 30 degrees 35 minutes 41 seconds West, a distance of 67.25 feet to a point for corner;

South 35 degrees 14 minutes 31 seconds West, a distance of 44.07 feet to a point for corner;

South 52 degrees 53 minutes 52 seconds West, a distance of 45.04 feet to a point for corner;

South 58 degrees 13 minutes 27 seconds West, a distance of 25.07 feet to a point for corner;

THENCE North 31 degrees 46 minutes 33 seconds West, departing said center line, a distance of 22.98 feet to the Southeast corner of a called 1.69-acre tract of land described as a part of Tract 42, Block 7136, to Louisa Castro, *et. al.*, recorded in Volume 90232, Page 2547, Deed Records, Dallas County, Texas, a 1/2-inch capped iron rod (stamped "BCLS") set for corner;

THENCE North 00 degrees 37 minutes 57 seconds West, along the East line of said called 1.69-acre tract, a distance of 500.00 feet to a 1/2-inch capped iron rod (stamped "BCLS") set for corner at the Northeast corner of said called 1.69-acre tract, same being in the South right of way line of Leath Street, a 50-feet wide right of way (unimproved);

THENCE North 89 degrees 11 minutes 57 seconds East, along the line a distance of 47.00 feet to the East right of way line of said Bosque Avenue;

THENCE North 00 degrees 37 minutes 58 seconds West, along the East line of said Bosque Avenue, a distance of 1090.56 feet to the POINT OF BEGINNING and containing 223,499 square feet or 5.131 acres of land.

**Substitute Trustee:  
Trustee's Address:**

Haven Massey; John Behan; Alex Iorio, and/or Joseph C. Loomis  
1225 S. Main Street, Suite 200  
Grapevine, Texas 76051

**Telephone (Office):  
Email addresses:**

(817) 442-5106  
[hmassey@loveinribman.com](mailto:hmassey@loveinribman.com), [jbehan@loveinribman.com](mailto:jbehan@loveinribman.com),  
[aiorio@loveinribman.com](mailto:aiorio@loveinribman.com), [joe@loomisenterprises.com](mailto:joe@loomisenterprises.com)

Prior to the foreclosure sale, Beneficiary may appoint another person as Substitute Trustee to conduct the sale. As provided by Texas Property Code Section 51.0076(a), the Trustee or any Substitute Trustee may set reasonable conditions for conducting the sale if the conditions are announced before the bidding is opened for the first sale of the day held by the Substitute Trustee.

**Mortgagee:**

Loomis Holdings 2, LLC, a Florida Limited Liability Company

**Mortgagor:** Joshua Correa and Rivers Edge Investments, LLC, a Texas Limited Liability Company

**PURSUANT TO SECTION 51.0076 OF THE TEXAS PROPERTY CODE, THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WHEREAS, default has occurred under the Obligations Secured, being the Promissory Note referenced above. Loomis Holdings 2, LLC, the owner and holder of the Obligations Secured, did serve written notice by certified mail, return receipt requested, stating that Joshua Correa and Rivers Edge Investments, LLC and other persons liable on said indebtedness were in default under the Obligations Secured, whereby it was allowed an opportunity to cure the default before the entire debt was due or notice of sale was given pursuant to the requirements of the Deed of Trust and the laws of the Texas of Texas; and

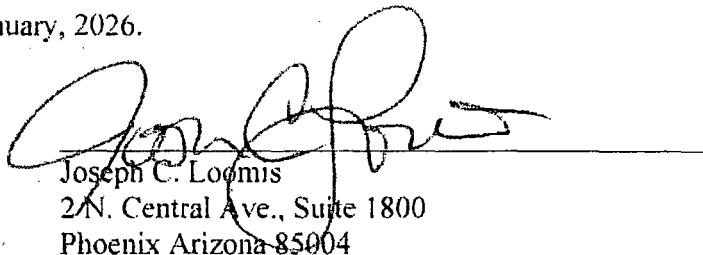
WHEREAS, after default in the payment of the indebtedness described in the Obligations Secured and other obligations, and pursuant to the specific provisions of the Obligations Secured and Instrument to be Foreclosed, Mortgagee has requested that the Instrument to be Foreclosed be enforced in accordance with the terms and provisions thereof.

NOW THEREFORE, NOTICE IS GIVEN that the pursuant to the provisions of the Instrument to be Foreclosed, Substitute Trustee, as defined herein, on behalf of Mortgagee, hereby gives notice that the Property will be sold on the Date of Sale, specified above, at public auction to the highest bidder for cash or certified funds, and said auction is to occur at the Place of Sale, at the Time of Sale, being a time no earlier than ten o'clock p.m. (10:00 a.m.) nor later than one o'clock p.m. (1:00 p.m.). Contemporaneous with this notice being posted, Mortgagor is being duly notified of the Mortgagee's notice of foreclosure being posted, as required by law.

Notice is further given that sale of the Property is "as is and where is" and without any representations or warranties whatsoever expressed or implied regarding its condition; all of which are expressly disclaimed.

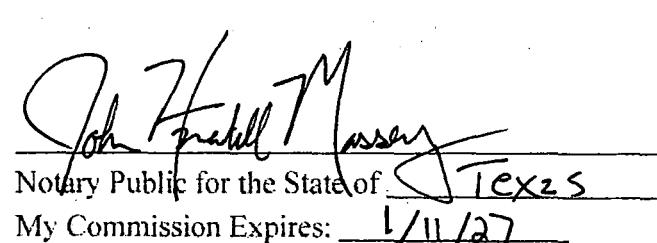
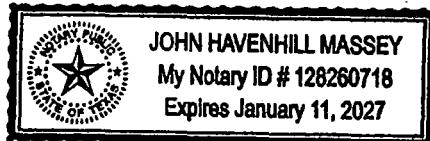
The Instrument to be Foreclosed permits Substitute Trustee to postpone, withdraw, or reschedule the sale for another day. In such case, Substitute Trustee need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

EXECUTED this 12 day of January, 2026.



Joseph C. Loomis  
2N. Central Ave., Suite 1800  
Phoenix Arizona 85004

This instrument was subscribed and sworn to before me on the 12<sup>th</sup> day of January, 2026,  
by Joseph C. Loomis, who is known to me and who executed it in the capacity therein stated.



John Havenhill Massey  
Notary Public for the State of Texas  
My Commission Expires: 1/11/27

FILED

STATE OF TEXAS

§  
§  
§

COUNTY OF DALLAS

2026 JAN 13 AM 10:47

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

Property: See "Exhibit A" BY \_\_\_\_\_ DEPUTY  
Street Address: 5975 Shannon Road, Mesquite, TX 75181

County: Dallas County, Texas

Note: Date: September 25, 2023  
Original Principal Amount: THREE HUNDRED EIGHTY-SEVEN  
THOUSAND, AND NO/100 DOLLARS  
(\$387,000.00)

Borrowers: Jose Guadalupe Cazarez Meza  
Original Lender: Pixel Mortgage LLC, a Texas limited liability company  
Current Lender: WillFull Properties, LLC, a Texas limited liability  
company  
Maturity Date: October 1, 2053

Deed of Trust: Date: September 25, 2023  
Grantor: Jose Guadalupe Cazarez Meza  
Original Mortgagee: Pixel Mortgage LLC, a Texas limited liability company  
Current Mortgagee: WillFull Properties LLC, a Texas limited liability  
company  
Trustee: Jonathan Towell  
Recording Information: Document No 202300197449 Real Property  
Records of Dallas County, Texas

Date of Sale (first Tuesday of month): February 3, 2026

Time of Sale: 10:00 am, and no later than 3 hours after that time

Place of Sale: North side of the George Allen Courts Building Facing Commerce  
Street or at the place(s) designated by the Dallas County  
Commissioners Office pursuant to Texas Property Code § 51.002(a)

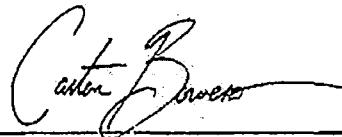
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF  
THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE  
MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE  
TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS  
A MEMBER OF A RESERVE COMPONENT 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.

**Appointment of Substitute Trustee** WillFull Properties, LLC a Texas limited liability company as Mortgagee has appointed Carter Bowers, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon and/or Payton Hreha as Substitute Trustee under the Deed of Trust for purposes of this sale. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

**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.**

**Terms of Sale.** Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. If the Lender for any reason postpones, withdraws, or reschedules the sale, the Substitute Trustee need not appear at the date, time, and place of the scheduled sale to announce such postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiling may be after the date originally scheduled for this sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

**GIBSON & SHEEN, PLLC**  
13914 Indiana Ave., Suite 100  
Lubbock, TX 79423  
Telephone: (806) 696-3302  
carter@wtxlawyers.com

By: 

Carter Bowers  
Attorney at Law  
Substitute Trustee

Exhibit A

Being a tract of land in the Samuel Haught Survey, Abstract No. 567, Dallas County, Texas, and being a tract of land described in deed to Miguel Vargas, by deed recorded in Instrument Number 201400200638, Deed Records, Dallas County, Texas, (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, being in the being in the Southwest line of Shannon Road and being at the Southeast corner of a tract of land described in deed to Johnny Noska and Elizabeth Noska, husband and wife, by deed recorded in Volume 2003185, Page 3699, (D.R.D.C.T.) and being at the Northeast corner of that tract herein described;

THENCE South 15 degrees 40 minutes 16 seconds East, a distance of 179.87 feet to a 3/8 inch iron rod found for corner, being at the North corner of a tract of land described in deed to said Miguel Vargas, also known as Tract 1;

THENCE South 66 degrees 58 minutes 54 seconds West, a distance of 565.63 feet to a point for corner, being at an East corner of a tract of land described in deed to Donald Bishop, by deed recorded in Volume 92163, Page 3229, (D.R.D.C.T.);

THENCE North 62 degrees 37 minutes 13 seconds West, a distance of 21.80 feet to a point for corner;

THENCE North 13 degrees 22 minutes 13 seconds West, a distance of 48.30 feet to a point for corner;

THENCE North 48 degrees 22 minutes 13 seconds West, a distance of 92.70 feet to a point for corner;

THENCE North 21 degrees 27 minutes 47 seconds East, a distance of 58.50 feet to a point for corner;

THENCE North 35 degrees 07 minutes 47 seconds East, a distance of 135.20 feet to a point for corner;

THENCE North 15 degrees 22 minutes 13 seconds West, a distance of 35.50 feet to a point for corner, being at the Southwest corner of the aforesaid Noska tract;

THENCE North 80 degrees 58 minutes 50 seconds East, a distance of 488.07 feet to the PLACE OF BEGINNING and containing 140,534 square feet or 3.23 acres of land.

FILED

2026 JAN 12 PM 12:48

NOTICE OF TRUSTEE'S SALE

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 3rd day of February, 2026.

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:   Dallas County Courthouse, 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 Vickery Village Condominiums, recorded under Volume 81028, Page 577 in the Official Public Records of 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 Vickery Village Condominiums*, recorded under Volume 81028, Page 577 in the Official Public Records of Dallas County, Texas, (the "Declaration"), Vickery Village Condominium Homeowners Association, 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 Vickery Village Condominium Homeowners Association, 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 18, 2025.

NAME OF TRUSTEE: Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, and/or Vernon Elkins, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

The Property is a condominium unit in Vickery Village Condominium Homeowners Association, Inc. (the “Project”) and is subject to the Condominium Declaration for Vickery Village Condominiums, (the “Declaration”).

**Rafael Egusquiza and Jessica I. Egusquiza** (“Debtors”) are the owners of the Property pursuant to a Warranty Deed with Vendor’s Lien recorded at Document No. 202200229820, Official Public Records, Dallas County, Texas;

The Declaration establishes Vickery Village Condominium Homeowners Association, 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;

Debtors have failed to pay the Assessments imposed by the Association;

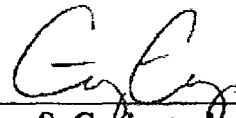
The Association has requested that Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, and/or Vernon Elkins, act as 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](mailto:debtverification@caglepugh.com).

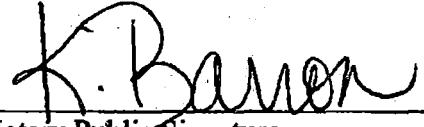
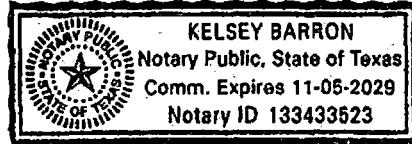
IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 31<sup>st</sup> day of December, 2025.



Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfehr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, and/or Vernon Elkins, any to act as Trustee

THE STATE OF TEXAS      §  
                                  §  
COUNTY OF TRAVIS      §

This instrument was acknowledged before me on this 31<sup>st</sup> day of December, 2025, by Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfehr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, and/or Vernon Elkins, Trustee.



K. Barron

Notary Public Signature

**NAME AND ADDRESS OF TRUSTEE:**

Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfehr, and/or Matthew Kirby, and/or Marla Jones, and/or Julian Keeton, and/or Vernon Elkins, any to act as Trustee

**CAGLE PUGH**

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

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

**ADDRESS: 5750 PHOENIX DR. #50, DALLAS, TEXAS 75231**

**DALLAS COUNTY COURTHOUSE, 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.**

## NOTICE OF FORECLOSURE SALE

**Deed of Trust:**

Dated: June 25, 2025  
Grantor: TOWERS HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY  
Trustee: Matthew C Aycock  
Lender: Capital Fund I, LLC, an Arizona limited liability company  
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company  
Recorded: Instrument #202500136272, recorded on July 1, 2025, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas  
Secures: Promissory Note ("Note") in the original principal amount of \$685,000.00, executed by TOWERS HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender  
Maturity Date: June 1, 2026

**Legal Description:**

**UNIT 20, SHADY TRAIL BUSINESS CONDOMINIUMS, A CONDOMINIUM PROJECT IN DALLAS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS AS DEFINED IN THAT DECLARATION RECORDED IN CLERK'S FILE NO. 201700205449, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH FIRST AMENDMENT TO CONDOMINIUM DECLARATION FOR SHADY TRAIL BUSINESS CONDOMINIUMS RECORDED UNDER CLERK'S FILE NO. 201700214987, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS; and more commonly known as 10606 SHADY TRL, STE 20, DALLAS, TX 75220**

**FORECLOSURE SALE:**

Date: Tuesday, February 3, 2026  
Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and 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 COMMISSIONERS COURT



FILED  
026 JAN 12 AM 11:16  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY  
BY

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 or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.
Substitute Trustee:	Bennett M. Wyse, Ted Gambordella, 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 Cooper, Carol Dunmon, Payton Hreha, and/or Jeff Benton

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, or its Loan Servicer, 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 Lender's, or Loan Servicer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust 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 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 Lender or Loan Servicer passes the Foreclosure Sale, then 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, or Loan Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

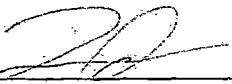
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

**SUBSTITUTE TRUSTEE:**

By:   
Ted Gambordella, Substitute Trustee  
5910 N Central Expy, Suite 920  
Dallas, Texas 75206  
Tel. (214) 473-5551  
Fax. (214) 540-9333  
Tgambordella@prattaycock.com