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Notice of Foreclosure Sale

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1. **Property to Be Sold:** The property to be sold is described as follows:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

Lot 1, Block 1, USUGA Medical Addition, an addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in CC# 201600037856, Plat Records of Dallas County, Texas

2. **Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust, dated April 30, 2025, executed by Maria Usuga, Individually, and Matthew Bryant, Individually and as a member of UB Rowlett Development to Ken Jenkins, and filed of record on November 13, 2025, under Clerk Instrument Number #202500240058 of the Real Property Records of Dallas County, Texas.

3. **Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, February 3, 2026

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: On the North Side of the George Allen Courts Building facing 600 Commerce Street, Dallas, Dallas County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's 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 place where the Notice of Foreclosure Sale was posted.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. **Terms of Sale** 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 the beneficiary thereunder 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

Notice of Foreclosure 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, 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.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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.

Pursuant to section 51.0075 of the Texas Property Code, the 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.

5. **Type of Sale:** The sale is a nonjudicial Deed-of-Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and security agreement executed by *Maria Usuaga, Individually and Matthew Bryant, individually and as a member of UB Rowlett Development, LP*

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. **Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note dated *April 30, 2025*, in the original principal amount of *\$712,917.80*, executed by *Maria Usuaga, Individually and Matthew Bryant, individually and as a member of UB Rowlett Development, LP* and payable to the order of *Ken Jenkins*; and (b) all renewals and extensions of the note. *Ken Jenkins is* the current owners and holders of the Obligations and are the beneficiaries under the Deed of Trust.

Questions concerning the sale may be directed to *Raymond L. Shackelford, III, at Shackelford, Hawkins & Searcy, P.C., 427 N. Gun Barrel Lane, Gun Barrel City, Texas 75156*, the undersigned Attorney and Substitute Trustee for Ken Jenkins, the beneficiary.

7. **Default and Request to Act:** Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. 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.

EXECUTED this 5th day of January, 2026

Shackelford, Hawkins & Searcy, PC:

By: /s/Raymond L. Shackelford, III

Raymond L. Shackelford, III, Trustee

Texas Bar No. 24034675

427 N. Gun Barrel Lane

Gun Barrel City, Texas 75156

Tel. (903) 887-4878

Fax (903-) 887-1860

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on or about March 14, 2025, Jonathan B. Ruiz Juarez, executed a Deed of Trust conveying to Nguyen and Sayabouasy Law Firm, Trustee, the real estate herein described to secure Flash Raise Funding, LLC in the payment of a debt therein described, said Deed of Trust being recorded on March 17, 2025, under Document Number 202500053030, in the Official Records of Dallas County, Texas; and

WHEREAS, Nguyen and Sayabouasy Law Firm has been removed as Trustee and Jeremy Wright has been appointed Substitute Trustee; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Time, and Place of Sale:

Date: Tuesday, the 3rd day of February, 2026.

Time: The foreclosure sale will occur between the hours of 10:00 a.m. and 4:00 p.m., provided, however, the sale will begin no earlier than 10:00 a.m. and no later than three hours thereafter.

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.

2. Property to be Sold:

Lot Seven (7) in Block Four (4) of Lakeview Meadows Estates, Section One (1), an Addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in Volume 73058, Page 1466, Map Records, Dallas County, Texas.

The foreclosure sale will be conducted as a public auction to the highest bidder for cash, except that Flash Raise Funding, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust at the time of the sale.

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 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

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY

the lien and/or security interest 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 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.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

THIS INSTRUMENT 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.

SIGNED on this 12th day of January, 2026.


JEREMY WRIGHT, Substitute Trustee
712 Glendale Street
Dallas, Texas 75214

State of: Texas
County of: Dallas
The foregoing instrument was acknowledged
before me 12th day of January, 2026
Fiona French
Your Name Here, Notary Public
My Commission Expires 09/12/2029



