

# Notice of Substitute Trustee Sale

F25-00360 TX  
6723225019 / 7241207237

2025 DEC -4 AM 11:14

**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.**

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

Date: **01/06/2026**  
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)  
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Property To Be Sold** - The property to be sold is described as follows:

Lot 178D in Block 1/6950, of BARSTOW ROBINSON ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to plat recorded under Instrument 20060154846, Map Records, Dallas County, Texas.

APN: 0069500001178D000

Commonly known as: 4427 Barstow Boulevard, Dallas, TX 75236-2103

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 01/29/2025 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 01/30/2025 as Document No. 202500018723 of the Real Property Records of Dallas County, Texas.

Trustor(s):	ROBINSON FAMILY REAL ESTATE HOLDINGS LLC, a Texas limited liability company	Original Beneficiary:	TD FUNDING SOLUTIONS LLC d/b/a TFS Texas Funding Solutions, a/an Texas Limited Liability Company
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Current Beneficiary:	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-2	Loan Servicer:	PHH Mortgage Services
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Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele sanders or Cherie Maples
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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 property securing the above referenced loan.

**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. 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.

**Type of sale** - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. 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.

**Obligations Secured** - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$1,210,000.00, executed by ROBINSON FAMILY REAL ESTATE HOLDINGS LLC, a Texas limited liability company, and payable to the order of TD FUNDING SOLUTIONS LLC d/b/a TFS Texas Funding Solutions, a/an Texas Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ROBINSON FAMILY REAL ESTATE HOLDINGS LLC, a Texas limited liability company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-2 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

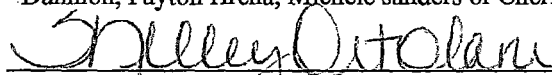
**NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-2  
2945 Townsgate Road  
Suite 110  
Westlake Village, CA 91361  
Raul Romero  
[raromero@velocitycommercial.com](mailto:raromero@velocitycommercial.com)  
(512) 676-4574

Dated: 12/3/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele sanders or Cherie Maples



Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Phone: (714) 508-7373  
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Attn: Trustee Department

### **Certificate of Posting**

I, \_\_\_\_\_ do hereby certify that I am a citizen of the  
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters  
herein

I declare under penalty of perjury that on \_\_\_\_\_ I filed the Notice of Sale at  
the office of the \_\_\_\_\_ County Clerk and caused same to be posted at the  
\_\_\_\_\_ County courthouse.

**Signature:** \_\_\_\_\_

**Declarants Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**NOTICE OF FORECLOSURE SALE  
AND  
APPOINTMENT OF 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.**

**Deed of Trust:**

Dated: February 1, 2022 (on or about)  
Grantor: Silverkei Homes LLC  
Trustee: David Gibson  
Current Lender: Black Label Capital, LLC and American Century Life Insurance Company  
Recorded in: Instrument No. **202200037672** recorded on **February 9, 2022** in the official public deed records of **Dallas County, Texas**.

Legal Description: Being all that certain lot, tract or parcel of land situated in the A.T. Nanny Survey, Abstract No. 1094, in Dallas County, Texas, being a portion of Block 2702, according to the official Map of the City of Dallas, Dallas County, Texas, being the same land described in deed to Patsy Ruth Cozby, recorded in Instrument No. 20080315362, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch yellow capped iron rod set for corner in the Northeast line of Tension Memorial Drive, at the West corner of a tract of land described in deed to Trinidad Aguilar, recorded in Instrument No. 201000257576 (D.R.D.C.T.) and at the South corner of said Cozby tract;

THENCE North 45 degrees 38 minutes 22 seconds West, with the said Northeast line of the Tension Memorial Drive, a distance of 50.00 feet to an "X" set at the South corner of a tract of land described in deed to Vincent M. Tuley, a single person and Jessica L. Hillman, a single person, recorded in Instrument No. 201300118479 (D.R.D.C.T.);

THENCE North 45 degrees 25 minutes 12 seconds East, a distance of 149.91 feet to a 1/2 inch yellow capped iron rod set for corner in the Southwest line of Lot 6, Block 2702, of Ludwig's Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof

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2025 DEC -4 AM 10:12  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

recorded in Volume 17, page 69, Plat Records, Dallas County, Texas (P.R.D.C.T.), at the East corner of said Tuley/Hillman tract;

THENCE South 45 degrees 32 minutes 21 seconds East, a distance of 50.00 feet to a 1/2 inch yellow capped iron rod set for corner in the said Southwest line of Lot 6, at the North corner of said Aguilar tract;

THENCE South 45 degrees 25 minutes 12 seconds West, a distance of 149.82 feet to the PLACE OF BEGINNING and containing 7,492 square feet or 0.17 of an acre of land.

**More commonly known as: 1110 Tenison Memorial Drive, Dallas, Texas 75223**

**Foreclosure Sale:**

**Date:** Tuesday, January 6, 2026

**Time:** The sale of the Property will be held between the hours of **10:00 A.M.** and **1:00 P.M.** local time; the earliest time at which the Foreclosure Sale will begin is **10:00 A.M.** and not later than three hours thereafter.

**Place:** The area located at the **north side of the George Allen Courts Building Facing Commerce Street at 600 Commerce St, Dallas, TX 75202**, or in the area otherwise designated by the Commissioner's Court pursuant to §51.002 of the Texas Property Code as amended.

**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 bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

**Substitute Trustee:** Taylor J. Monroe, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha.

Default has occurred in the payment of the promissory note secured by the Deed of Trust, and in the performance of the obligations set forth in the Deed of Trust. Because of that default, Lender, the owner and holder of said promissory note and Deed of Trust, 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 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 passes the Foreclosure Sale, 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. 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 51.009 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 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.**

**Dated: December 4, 2025**

Respectfully submitted,



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Taylor J. Monroe, Managing Attorney  
The Monroe Law Firm, PLLC  
SBN: 24117670  
tmonroe@monroeelitlaw.com  
5700 Tennyson Parkway, Ste. 300  
Plano, Texas 75024  
(972) 619-3588  
www.monroeelitlaw.com

NOTICE OF FORECLOSURE 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 OR 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 to Be Sold.* The property to be sold is described as follows: UNIT 152 IN BUILDING F, OF PARK LANE PLACE TOWNHOME CONDOMINIUM, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, COUNTY, TEXAS, ACCORDING TO THE DECLARATION FILED FOR RECORD ON, AND RECORDED IN VOLUME 73118, PAGE 9 CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS IN VOLUME 79031, PAGE 1660 AND IN VOLUME 83018, PAGE 2383, DEED RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE GENERAL COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION, AND TOGETHER WITH THE EXCLUSIVE USE, OF THE LIMITED COMMON ELEMENTS APPURTENANT 0 SAID UNIT AND BUILDING, ALL AS DESCRIBED IN SAID DECLARATION.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/09/2023 and recorded in Document 202300050324 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:

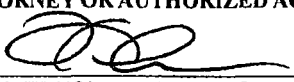
Date: 01/06/2026  
Time: 12:00 PM  
Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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.

5. *Obligations Secured.* The Deed of Trust executed by MERYEM A. MUSSA, provides that it secures the payment of the indebtedness in the original principal amount of \$150,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Owner Trustee of the Residential Credit Opportunities Trust II is the current mortgagee of the note and deed of trust and SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Owner Trustee of the Residential Credit Opportunities Trust II c/o SERVIS ONE, INC., DBA BSI FINANCIAL SERVICES, 4200 Regent Blvd, Suite B200, Irving, TX 75063 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
✓ L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karia Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 12/4/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

FILED  
2025 DEC -4 AM 9:23  
JOHN F. HARRIS  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

NOTICE OF FORECLOSURE 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 OR 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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2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/09/2023 and recorded in Document 202300050218 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: 01/06/2026  
Time: 12:00 PM  
Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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.

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Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 12/4/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

FILED  
JOSH E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
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