

FILED

Donald Jones, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

2025 DEC 16 PM 2:08

Hector N. Gonzalez  
10608 Eastcrest Ln. Dallas, TX 75217

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

Sent via first class mail and CMRR # 9489 0178 9820 3046 6962 56 on 12.16.2025

### NOTICE OF TRUSTEE'S SALE

WHEREAS Hector N. Gonzalez 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 201300102092, 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 6<sup>th</sup> day of January, 2026

Time: The sale shall begin no earlier than 12:00 P.M. 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:

Lot 26, in Block 6/6688, of Forest Grove No. 4, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof Recorded in Volume 80064, Page 560, of Map Records of Dallas County, Texas; along with certificate of correction Filed Dec. 8, 1980. Recorded in/under Volume 80239, Page 2229, of the Real Property Records of Dallas County, Texas. Also known as 10608 Eastcrest Ln. Dallas, Texas 75217

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

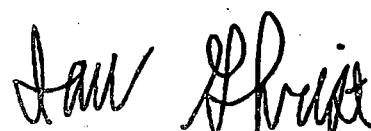
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

**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.

**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.**

**NOTICE OF ACCELERATION.** If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

FILED

## **NOTICE OF ASSESSMENT LIEN SALE**

2025 DEC 16 PM 1:47

STATE OF TEXAS §  
COUNTY OF DALLAS §

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

WHEREAS, on or about November 14, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Allen F. Mihecooby, the present owner of said real property, to Tribeca Owners Association (the "Association"); and

WHEREAS, the said Allen F. Mihecoby 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, January 6, 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 218, Tribeca Condominiums, a condominium in the City of Dallas, Dallas County, Texas, together with an undivided interest in the Common Elements according to the Declaration recorded in Volume 2003189, Page 112, Condominium Records of Dallas County, Texas. (4414 Cedar Springs Road, Unit 218)

WITNESS my hand this 12<sup>th</sup> day of November, 2025

## TRIBECA OWNERS ASSOCIATION

By:   
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 \_\_\_\_\_, 2025, at the Dallas County Courthouse in Dallas, Texas.

FILED

NOTICE OF ASSESSMENT LIEN SALE 2025 DEC 16 PM 1:47

STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

WHEREAS, on or about September 6, 2023, 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 Sharetha Houston, the present owner of said real property, to 5335 Bent Tree Forest Drive Condominium Homeowners Association (the "Association"); and

WHEREAS, the said Sharetha Houston 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;

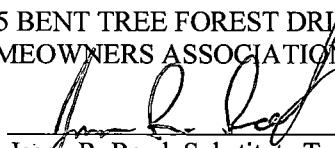
NOW, THEREFORE, notice is hereby given that on Tuesday, January 6, 2026, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, 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 201, Building A, and its appurtenant undivided interest in and to the general and limited common elements of 5335 Bent Tree Forest Drive Condos, a condominium regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration recorded in/under Volume 81176, Page 1905 of the Real Property Records, Dallas County, Texas, when taken with all Amendments and/or Supplements thereto (5335 Bent Tree Forst Drive #201)

WITNESS my hand this 24th day of November, 2025

5335 BENT TREE FOREST DRIVE CONDOMINIUM  
HOMEOWNERS ASSOCIATION

By: 

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

The within notice was posted by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at the Dallas County Courthouse in Dallas, Texas.

FILED

2025 DEC 16 PM 1:47

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS  
COUNTY OF DALLAS

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

WHEREAS, on or about October 9, 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 Keith Camp, the present owner of said real property, to Mayfair Condominium Association, Inc. (the "Association"); and

WHEREAS, the said Keith Camp 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, January 6, 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 403, together with the undivided interest in and to the Common Elements appurtenant thereto, of The Mayfair at Turtle Creek, a Condominium Project to the City of Dallas, Dallas County, Texas, according to the Declaration of Condominium, recorded in Volume 2000130, Page 7482, Condominium Records, Dallas County, Texas, amended in Volume 2001153, Page 8897, Real Property Records, Dallas County, Texas (3401 Lee Parkway, #403)

WITNESS my hand this 15th day of December, 2025

## MAYFAIR CONDOMINIUM ASSOCIATION, INC.

By:

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

The within notice was posted by me on the \_\_\_\_ day of \_\_\_\_\_, 2025, at the Dallas County Courthouse in Dallas, Texas.

FILED

2025 DEC 16 PM 1:46

## **NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS  
COUNTY OF DALLAS

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

WHEREAS, on or about May 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 Kevin Surratt, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

WHEREAS, the said Kevin Surratt 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, January 6, 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 304, Building P, of Richland Trace Condominiums, a Condominium in the City of Dallas, Dallas County, Texas together with an undivided interest in the common elements according to the Declaration recorded in Volume 80239, Page 9, Condominium Records, Dallas County, Texas (9831 Walnut Street Unit P304)

WITNESS my hand this 15 day of December, 2025

RICHLAND TRACE OWNERS ASSOCIATION,  
INC.

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

The within notice was posted by me on the \_\_\_\_ day of \_\_\_\_\_, 2025, at the Dallas County Courthouse in Dallas, Texas.

**NOTICE OF SALE**

In accordance with:

- (1) the authority conferred upon **The 5800 Royal Lane Condominiums, Inc.** by those certain instruments entitled: (a) "*Condominium Declaration for 5800 Royal Lane Condominiums*" (the "Declaration"), which is filed in the Official Public Records of Real Property of Dallas County, Texas, at Volume 78004, Page 0637 *et seq.*, as Document No. 197800503574, *respectively*, and all amendments and supplements to the above referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];
- (2) the lien created in the Declaration in favor of **The 5800 Royal Lane Condominiums, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and
- (3) the deed recorded in the Official Public Records of Real Property of Dallas County, Texas conveying the property described below to Lisa L. Brandenburg;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Lisa L. Brandenburg resulting from Lisa L. Brandenburg default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on January 6, 2026 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the North Side of the George Allen Courts Building facing 600 Commerce Street, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated by the Commissioner's Court in Dallas County, Texas, or as further designated by the Dallas County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

BY DEPUTY  
DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN

2025 DEC 16 PM 12:54

FILED

UNIT NO. 749-5, BUILDING W. OF 5800 ROYAL LANE CONDOMINIUMS. A CONDOMINIUM IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED 65% INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION RECORDED IN VOLUME 78004, PAGE 637, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS. ELEMENTS AS DESCRIBED IN SAID DECLARATION. AND TOGETHER WITH THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTEnant TO SAID UNIT AND BUILDING, ALL AS DESCRIBED IN SAID DECLARATION. AND ALL, AMENDMENTS THERETO; more commonly known as, 10749 Villager Rd Unit A, Dallas, TX 75230

The Substitute Trustee is authorized to represent the **The 5800 Royal Lane Condominiums, Inc.**, Inc. by virtue of the Appointment of Substitute Trustee. Pursuant to the Appointment of Substitute Trustee and the Texas Property Code § 51.0025, the Substitute Trustee is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Steptoe & Johnson, PLLC, as Substitute Trustee, is representing the Association, whose address is:

**The 5800 Royal Lane Condominiums, Inc.**  
c/o Oscar Becerra  
Steptoe & Johnson, PLLC  
Attn: POA Department,  
6900 Dallas Pkwy #600,  
Plano, TX 75024.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE THE 5800 ROYAL LANE CONDOMINIUMS, INC.**

The undersigned as authorized agent for **The 5800 Royal Lane Condominiums, Inc.** does hereby remove the original trustee and all successor substitute trustees and appoints in their stead OSCAR BECERRA, LEAH BURTON, ANDREW L. MARTINEZ, HISAMITSU SHINODA AND/OR BRADY ORTEGO, whose address is Steptoe & Johnson, PLLC, Attn: POA Department, 6900 Dallas Pkwy #600, Plano, TX 75024 as Substitute Trustee(s), who shall hereafter exercise all powers and duties set aside to the said original trustee under the Condominium Declaration for **The 5800 Royal Lane Condominiums, Inc.**; and further does hereby request, authorize, and instruct said Substitute Trustee(s) to conduct and direct the execution of remedies set aside to the beneficiary therein.

12/15/2025  
EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

—Signed by:

Oscar Bucura

40168C12B7EC436

Oscar Becerra, Leah Burton, Andrew L. Martinez, Hisamitsu Shinoda and/or Brady Ortego, Agent and Trustee for The 5800 Royal Lane Condominiums, Inc.

THE STATE OF TEXAS  
COUNTY OF HARRIS

Before Me, the undersigned Notary Public, on this day appeared by means of an interactive two-way audio and video communication, Oscar Becerra, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. This notarial act was an online notarization.

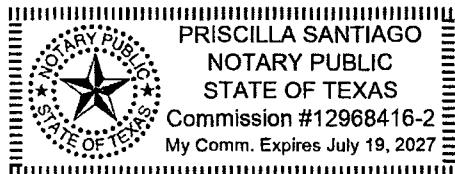
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of  
12/15/2025, 2025. \_\_\_\_\_ Signed by: \_\_\_\_\_

—Signed by:

Priscilla Santiago

**Notary Public in and for the State of Texas**

119361.00010



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 OF SUBSTITUTE TRUSTEE'S SALE**

**STATE OF TEXAS**

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§  
§

**COUNTY OF DALLAS**

2025 DEC 16 PM 12:43  
BY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

**FILED**

Date: December 16, 2025

Borrower: VDR MULTIFAMILY LLC

Borrower's Address: 301 Kansas St., Apt. A  
El Segundo, CA 90245  
Attention: Jose Guillermo Delmendo, Jr.

Holder/Beneficiary: Wilmington Trust, National Association, as Trustee, for the Benefit of the Holders of Corevest American Finance 2021-3 Trust Mortgage Pass-Through Certificates

Holder/Beneficiary's Address: c/o SitusAMC  
2 Embarcadero Center, 8th Floor  
San Francisco, CA 94111  
Attn: Russ Tuman

Substitute Trustee: James Hollerbach, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen, or P. Kyle Cheves and each of them acting alone

Substitute Trustee's Address: 6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

-and-

4020 Maple Avenue, Suite 300  
Dallas, TX 75219

Deed of Trust: Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing

Date: August 26, 2021

Grantor: VDR MULTIFAMILY LLC

Original Lender: Corevest American Finance Lender LLC

Trustee: Rebecca S. Conrad, Esq.

Secures: Promissory Note, dated as of August 26, 2021 (the “Note”), executed by Grantor, payable to Original Lender, in the original stated principal amount of up to NINE MILLION FOUR HUNDRED FIFTY-SIX THOUSAND AND NO/100 DOLLARS (\$9,456,000.00), presently owned and held by Holder

Recording: Recorded in the Official Public Records of Dallas County, Texas (the “Records”) as Document Number 202100258633

Assignment from Original Lender to Interim Lender # 1: Evidenced by that certain Assignment of Security Instrument, dated as of August 26, 2021, and recorded in the Records as Document Number 202100337241

Assignment from Interim Lender # 1 to Interim Lender #2: Evidenced by that certain Assignment of Security Instrument, dated as of August 26, 2021, and recorded in the Records as Document Number 202100337242

Assignment from Interim Lender # 2 to Interim Lender #1: Evidenced by that certain Assignment of Security Instrument, dated as of October 12, 2021, and recorded in the Records as Document Number 202200268064

Assignment from Interim Lender # 1 to Interim Lender #3: Evidenced by that certain Assignment of Security Instrument, dated as of October 12, 2021, and recorded in the Records as Document Number 202200268065

Assignment from Interim Lender #3 to Holder: Evidenced by that certain Assignment of Security Instrument, (the “Assignment”) dated as of October 12, 2021, and recorded in the Records as Document Number 202200268066

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust

Foreclosure Sale:

Date of Sale: Tuesday, January 6, 2026

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed James Hollerbach, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen, or P. Kyle Cheves and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note has matured and is now wholly due, and Borrower is in default for failure to repay the indebtedness as and when required. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time 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" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY

INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 1:00 P.M. local time.

[signature on following page]



STATE OF TEXAS §  
COUNTY OF DALLAS §

Subscribed and sworn to before me, the undersigned authority, on this 16<sup>th</sup> day of December 2025, personally appeared P. Kyle Cheves, the Affiant and Substitute Trustee.

Kristi Russellburg  
Notary Public, State of Texas

My Commission expires:  
1/16/2028



After recording return to:

P. Kyle Cheves  
POLSINELLI PC  
4020 Maple Avenue, Suite 300  
Dallas, TX 75219

**EXHIBIT A**

**Legal Description**

BEING A PART OF LOTS 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK E/6184 OF THE UNRECORDED O.L. BRUTON SUBDIVISION (BRUTON ESTATES UNRECORDED) AND ALL OF LOT 20 IN BLOCK E/6184 OF HUETT ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 583, PAGE 270, MAP RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND IN THE NORTH R.O.W. OF BARCLAY STREET (55' R.O.W.) AND BEING 200.00 FEET SOUTH 89°37' EAST OF THE INTERSECTION OF THE NORTH R.O.W. OF BARCLAY STREET WITH THE EAST R.O.W. OF BUCKNER BOULEVARD;

THENCE NORTH 00°05' WEST A DISTANCE OF 390 FEET TO A 3/8 IRON ROD FOR CORNER;

THENCE NORTH 00°36'20" EAST A DISTANCE OF 405.01 FEET TO A 3/8 IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MEI WANG NGHEIM BY DEED RECORDED IN VOLUME 93003, PAGE 4200, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING IN THE SOUTH LINE OF LOT 10 OF SAID BRUTON ADDITION;

THENCE SOUTH 89°37' EAST ALONG THE SOUTH LINE OF LOT 10 A DISTANCE OF 347.61 FEET TO A 3/8 IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE WEST LINE OF A 15 FOOT ALLEY;

THENCE SOUTH 00°29' WEST ALONG THE WEST LINE OF SAID 15 FOOT ALLEY A DISTANCE OF 795.00 FEET TO A 3/8 IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE NORTH R.O.W. OF BARCLAY STREET;

THENCE NORTH 89°37' WEST ALONG THE NORTH R.O.W. OF BARCLAY STREET, A DISTANCE OF 344.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 276,109 SQUARE FEET OR 6.34 ACRES OF LAND.

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND DESCRIBED HEREIN. THEREFORE THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR INFORMATION PURPOSES ONLY.

COMMONLY KNOWN AS: 8117 BARCLAY ST., UNITS 101-273, DALLAS, TX 75227  
TAX ID: 00000532577000000

A&M/Powell/19780

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 15, 2025

NOTE:

DATE: August 25, 2020  
AMOUNT: \$100,800.00  
MAKER: James Otis Powell  
PAYEE: ForexBoxUSD, LLC

DEED OF TRUST:

DATE: August 25, 2020  
GRANTOR: James Otis Powell  
BENEFICIARY: ForexBoxUSD, LLC  
COUNTY WHERE PROPERTY IS LOCATED: Dallas  
TRUSTEE: Celeste Rondinaro  
RECORDING INFORMATION: Document No. 2020-202000231993, Official Public  
Records of Dallas County, Texas

PROPERTY: Lot 22, Block 3/5852, of Lisbon Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 5, Page 131, of the Map Records of Dallas County, Texas.

Personal Property: The property constituting personal property located in or on and used in the enjoyment of the Property.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: James Otis Powell

SUBSTITUTE TRUSTEE: David Garvin or Jeff Benton or Brandy Bacon or Michelle Schwartz or Guy Wiggs or David Stockman or Donna Stockman or Janet Pinder or Jamie Dworsky or Angela Cooper Brown or Kelly Goddard or Leslie Shuler or Robin Shelton

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:  
January 6, 2026, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

2025 DEC 16 AM 10:58  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY DEPUTY

FILED

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

"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).

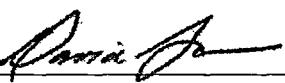
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

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 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011**

**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.**

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

Longhorn/Byrd-F

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 15, 2025

NOTE:

DATE: January 1, 2019  
AMOUNT: \$50,753.54  
MAKER: Felicia Byrd  
PAYEE: Diverse Resources Incorporated

2025 DEC 16 AM 10:58  
FILED  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY  
BY

DEED OF TRUST:

DATE: January 1, 2019  
GRANTOR: Felicia Byrd  
BENEFICIARY: Diverse Resources Incorporated  
COUNTY WHERE PROPERTY IS LOCATED: Dallas  
TRUSTEE: Max Bishop  
RECORDING INFORMATION: Document No 202100353596, Official Records of Dallas County, Texas

PROPERTY: Being the East 45 feet of Lot 10, Block 45/3719 of Trinity Heights No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 483, Map Records, Dallas County Texas, SAVE AND EXCEPT that portion granted to Dallas Area Rapid Transit by instrument dated October 2, 1993, filed October 12, 1993, recorded in Volume 93198, Page 2498 Deed Records, Dallas County Texas for a street and utility easement.

LENDER/HOLDER NOW: Longhorn Money Services, LLC

BORROWER/DEBTOR NOW: Felicia Byrd

SUBSTITUTE TRUSTEE: David Garvin or Jeff Benton or Brandy Bacon or Michelle Schwartz or Guy Wiggs or David Stockman or Donna Stockman or Janet Pinder or Jamie Dworsky or Angela Cooper Brown or Kelly Goddard or Leslie Shuler or Robin Shelton

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:  
January 6, 2026, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"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).

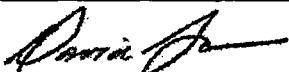
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

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 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011**

**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.**



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

## Notice of Foreclosure Sale

December 12, 2026

Deed of Trust ("Deed of Trust"):

Dated: July 13, 2021  
Grantor: Mercedes Martinez  
Trustee: C.E. Williams  
Lender: AGN, LLC  
Recorded in: INT202100239611 DD07132021 CO-DC  
6192 00E 01000 3006192 00E

Legal Description: BEING LOT WEST 1/2 OF LOT 10, IN BLOCK E/6192 OF PLEASANT MOUND, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 303, PLAT RECORDS, DALLAS COUNTY, TEXAS.  
[8415 Jennie Lee Lane., Dallas, TX 75227]

Secures: Real Estate Note ("Note") in the original principal amount of \$183,000.00, executed by Mercedes Martinez ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: January 6, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and no later than three hours thereafter

Place: 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).

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 AGN, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, AGN, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of AGN, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with AGN, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

2025 DEC 16 AM 10:58  
FILED  
BY JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If AGN, LLC 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 AGN, LLC. 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, 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 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.**



---

C.E. Williams, Esq.  
4747 W. Northwest Highway  
Ste. 120-190  
Dallas, TX 75220  
Telephone (214) 675-3800  
Telecopier (214) 615-1386

**Substitute Trustees**  
David Garvin  
Jeff Benton  
Brandy Bacon  
Michelle Schwartz  
Guy Wiggs  
David Stockman  
Donna Stockman  
Janet Pinder  
Jamie Dworsky  
Angela Cooper Brown  
Kelly Goddard  
Leslie Shuler  
Robin Shelton

November 21, 2025

Mercedes Martinez  
1033 Tamara Ln.,  
Grand Prairie, Texas 75051

Re: Notice of acceleration and foreclosure sale regarding the following instruments, among others (collectively, the "Loan Documents"):

Dated: July 13, 2021

Grantor: Mercedes Martinez

Trustee: C.E. Williams

Lender: AGN, LLC

Recorded in: INT202100239611 DD07132021 CO-DC  
6192 00E 01000 3006192 00E

Legal Description: BEING LOT WEST 1/2 OF LOT 10, IN BLOCK E/6192 OF PLEASANT MOUND, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 303, PLAT RECORDS, DALLAS COUNTY, TEXAS.

[8415 Jennie Lee Lane., Dallas, TX 75227]

Secures: Real Estate Note ("Note") in the original principal amount of \$183,000.00, executed by Mercedes Martinez ("Borrower") and payable to the order of Lender

Dear Mercedes Martinez:

This letter is written at the request and on behalf of our client, AGN, LLC. Written notice dated November 12, 2025, was served by AGN, LLC by certified mail, return receipt requested, informing Borrower of the existence of one or more defaults under the Note and the Deed of Trust ("Defaults"). The Note, among other things, constitutes part of the indebtedness secured by the Deed of Trust ("Indebtedness"). In that notice, demand was made on Borrower to pay the unpaid past due amounts then owing under the Note and Borrower was advised of AGN, LLC's intention to accelerate the maturity of the Note if the Defaults were not cured.

According to the records of AGN, LLC, Borrower has not cured the Defaults. Therefore, AGN, LLC, by this letter, accelerates the maturity of the Indebtedness (including all unpaid principal of, and all lawful accrued and unpaid interest and other lawful amounts due under, the Note) and declares the entire Indebtedness immediately due and payable. AGN, LLC makes demand (1) on Borrower and on all persons and entities obligated on the Note (except to the extent that obligation is expressly limited by written contract or applicable law) for payment in full of the entire Indebtedness and (2) on Grantor for payment of rents and proceeds of any rents to which AGN, LLC is entitled under the Loan Documents and Texas Property Code chapter 64, Assignment of Rents to Lienholder.

AGN, LLC has instructed Trustee to sell the Property (as defined in the notice below) at a nonjudicial foreclosure sale ("Foreclosure Sale"). A copy of the Notice of Foreclosure Sale ("Notice") specifying the date, time, place, and terms of the Foreclosure Sale is enclosed with this letter. If all amounts due and owing have not been paid or if other arrangements satisfactory to AGN, LLC have not then been made by the Foreclosure Sale, Trustee will conduct the Foreclosure Sale on the date and at the time and place specified in the Notice, as authorized by and in accordance with the provisions of the Deed of Trust and applicable law.

If the proceeds of the Foreclosure Sale are insufficient to repay the Indebtedness, then, except to the extent the Indebtedness is expressly nonrecourse or any party's liability is expressly limited by written contract or applicable law, each person and entity obligated to repay the Indebtedness will be jointly and severally liable for the deficiency.

If any party who receives this letter is a debtor in a bankruptcy proceeding subject to the provisions of the United States Bankruptcy Code (title 11 of the United States Code), this letter is merely intended to be written notice of the defaults under the Note in compliance with the Loan Documents and applicable law. This letter is not an act to collect, assess, or recover a claim against that party, nor is this letter intended to violate any provisions of the Code. Any and all claims that AGN, LLC asserts against that party will be properly asserted in compliance with the Code in the bankruptcy proceeding. In addition, all of AGN, LLC's claims, demands, and accruals regarding the Loan Documents, whenever made, and whether for principal, interest, or otherwise, are intended to comply in all respects, both independently and collectively, with all applicable usury laws, and are accordingly limited so that all applicable usury laws are not violated.

Nothing contained in this letter is intended to waive any default or event of default; waive any rights, remedies, or recourses available to AGN, LLC; or be an election of remedies resulting from any default that may exist with respect to the Loan Documents.

You may contact Al Nail of AGN, LLC at P.O. Box 12628, Dallas, Texas, 75225, 469-939-8879, regarding any questions that you may have, including the outstanding balance of the past due amounts on the Note as of any particular date. If you have any questions that you believe I can

answer, you or your attorney may contact me at the telephone number or address listed below.

**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.**

Sincerely yours,



---

C.E. Williams  
Attorney for AGN, LLC  
State Bar No.: 24042163  
creedewilliams@gmail.com  
4747 W. Northwest Highway  
Ste. 120-190  
Dallas, TX 75220  
(214) 675-3800  
(214) 615-1386

**Substitute Trustees**  
David Garvin  
Jeff Benton  
Brandy Bacon  
Michelle Schwartz  
Guy Wiggs  
David Stockman  
Donna Stockman  
Janet Pinder  
Jamie Dworsky  
Angela Cooper Brown  
Kelly Goddard  
Leslie Shuler  
Robin Shelton

Certified Mail No. /CONFIRMED DELIVERY

## Notice of Substitute Trustee's Sale

**Date:** December 12, 2025

**Substitute Trustee:**

David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, Leslie Shuler, Robin Shelton, Cole Emert

**Substitute Trustee's Address:**

8101 Boat Club Road Suite 320  
Fort Worth, Texas 76179

**Mortgagee:** Trident Realty Investments Atlas SPV, LLC, a Texas limited liability company

**Note:** Note dated March 10, 2025, in the amount of \$280,000.00

**Deed of Trust**

**Date:** March 20, 2025

**Grantor:** R.K.H Investments LLC

**Original Mortgagee:** Trident Realty Investments, LLC.

**Recording information:** Recorded on March 11, 2025, under Clerk's Instrument No.202500049033 of the official public records of Dallas County, State of Texas.

**Property:** See Exhibit A

**County:** Dallas County

**Date of Sale (first Tuesday of month):** January 6, 2026

**Time of Sale:** The earliest time at which the sale shall occur is 11:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

**Place of Sale:** NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONERS.

**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**

2025 DEC 16 AM 10:56  
BY JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

FILED

**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.**

Mortgagee David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, Leslie Shuler, Robin Shelton, Cole Emert, as Substitute Trustee under the Deed of Trust. 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.**

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". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

*Cole Emert*

---

David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, Leslie Shuler, Robin Shelton, Cole Emert

**Exhibit A**

Being a portion of Lots 18, 19 and 20, Block B/3796, of Guerrant's Suburban Addition, an addition to the City of Dallas, Texas, according to the Revised Map thereof recorded in Volume 1, Page 379, of the Map Records of Dallas County, Texas, same being that tract of land conveyed to James Larry Chancellor, by deed recorded in Volume 97141, Page 4267, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner being the Southeast corner of Lot 20 in Block B/3796, of Guerrant's Suburban Addition, and lying in the intersection of the West line of S. Montclair Avenue (50 foot right-of-way) and the North line of Lebanon Avenue (50 foot right-of-way);

THENCE West, along said North line of Lebanon Avenue, a distance of 145.00 feet to a punch hole found for corner, said corner lying in the intersection of said North line of Lebanon Avenue and East line of a 10 foot alley;

THENCE North, along said East line of said alley, a distance of 50.00 feet to a 3/8 inch iron pipe found for corner, said corner being the Southwest corner of that tract of land conveyed to Montclair, by deed recorded in Instrument No. 2021-202100285976, Official Public Records of Dallas County, Texas;

THENCE East, along the South line of said Montclair tract, a distance of 145.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of said Montclair tract, and lying along the aforementioned West line of S. Montclair Avenue, from which a 5/8 inch iron rod found bears North, a distance of 100.00 feet, at the Northeast corner of that tract of land conveyed to Rachel Crawford Adams, by deed recorded in Instrument No. 2021-202100276991, Official Public Records of Dallas County, Texas;

THENCE South, along said West line of S. Montclair Avenue, a distance of 50.00 feet to the POINT OF BEGINNING and containing 7,250 square feet or 0.17 acres of land.

Commonly Known As: 1231 S Montclair Ave. Dallas, TX 75208

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

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

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** DECEMBER 15, 2025

**NOTE:** Note described as follows:

Date: APRIL 11, 2012  
Maker: LEXIAM PROPERTIES, LLC as assumed by Dynamic Development  
Interests, LLC- Series A  
Payee: SIMMONS BANK SUCCESSOR-BY-MERGER TO SPIRIT OF  
TEXAS BANK SSB  
Original Principal Amount: \$172,800.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: APRIL 11, 2012  
Grantor: LEXIAM PROPERTIES, LLC as assumed by Dynamic Development  
Interests, LLC- Series A  
Trustee: DEAN O. BASS  
Beneficiary: SIMMONS BANK SUCCESSOR-BY-MERGER TO SPIRIT OF  
TEXAS BANK SSB  
Recorded: DOCUMENT NO. 201200120641, Real Property Records, DALLAS  
County, Texas

**LENDER:** SIMMONS BANK SUCCESSOR-BY-MERGER TO SPIRIT OF TEXAS  
BANK SSB

**BORROWER:** LEXIAM PROPERTIES, LLC as assumed by Dynamic Development  
Interests, LLC- Series A

2025 DEC 16 AM 10:56  
BY JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

**FILED**

**PROPERTY:** The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER BROWN, KELLY GODDARD, LESLIE SHULER, ROBIN SHELTON.

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

JANUARY 6, 2026, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In DALLAS County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

**RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder

for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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**

**DEED OF TRUST:** Deed of Trust described as follows:

Date: APRIL 11, 2012  
Grantor: LEXIAM PROPERTIES, LLC as assumed by Dynamic Development Interests, LLC- Series A  
Trustee: DEAN O. BASS  
Beneficiary: SIMMONS BANK SUCCESSOR-BY-MERGER TO SPIRIT OF TEXAS BANK SSB  
Recorded: DOCUMENT NO. 201200120641, Real Property Records, DALLAS County, Texas

**PROPERTY:** The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

**SUBSTITUTE TRUSTEE:** DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER BROWN, KELLY GODDARD, LESLIE SHULER, ROBIN SHELTON.

Substitute Trustee's Mailing Address:  
c/o 3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of DECEMBER 15, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

**Appointment of Substitute Trustees:**

By: /s/ Michael P. Menton  
Name: Michael P. Menton, Attorney for  
SIMMONS BANK SUCCESSOR-  
BY-MERGER TO SPIRIT OF  
TEXAS BANK SSB

**Notice of Sale executed by:**



---

Name: David Garvin

Substitute Trustee

## **EXHIBIT A**

Property (including any improvements): BEING LOTS 9, 10, 16, IN BLOCK 8819, J. E. BIGGS SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 68102, PAGE 2077, MAP RECORDS, DALLAS COUNTY, TEXAS.

**FILED**

**NOTICE OF TRUSTEE'S SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**  
**2025 DEC 16 AM 10:56**

**STATE OF TEXAS  
COUNTY CLERK  
DALLAS COUNTY  
COUNTY OF DALLAS  
BY**

**§  
§  
§**

**KNOW ALL PERSONS BY THESE PRESENTS**

**WHEREAS**, Tesoro Multifamily Dallas DE LLC, a Delaware limited liability company (“Borrower”), became indebted to Arbor Realty Sr, Inc., a Maryland corporation (“Lender”), pursuant to the terms of a certain Loan Agreement (as may be amended from time to time, the “Loan Agreement”) and as evidenced by that certain Promissory Note dated March 14, 2022 in the principal amount of TWENTY FOUR MILLION ONE HUNDRED SIXTY THOUSAND and NO/100 DOLLARS (\$24,160,000.00) (the “Promissory Note”), executed and delivered by Borrower to the order of Lender, as payee, bearing interest and being due and payable as therein provided, and said Promissory Note and all liens, security interests and assignments securing same having been finally assigned to TESORO MULTI TX PO LLC, a Delaware limited liability company (the “Holder”);

**WHEREAS**, the indebtedness evidenced by the Promissory Note is secured by, among other things, certain liens, security interests and assignments, evidenced by, among other things, that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the “Deed of Trust”) dated of even date with the Promissory Note, naming Gavriel Toso as Trustee for the benefit of Lender and/or its assigns, said Deed of Trust being duly recorded as Instrument No. 202200072688 of the Official Public Records of Dallas County, Texas, covering the property described in Exhibit A attached hereto and made a part hereof by reference for all purposes, together with all appurtenances, buildings, structures, fixtures, personal property, and improvements on, in and under said real property, including without limitation any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of said real property, including without limitation all reservations or commitments or letters covering any such use in the future, whether now or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the “Property”);

**WHEREAS**, the Promissory Note and the Deed of Trust and all other documents securing the Promissory Note are now held by the Holder (hereinafter referred to as “Beneficiary”), having an address c/o Sheppard Mullin, Richter & Hampton LLP, 2200 Ross Avenue, 20<sup>th</sup> Floor, Dallas, Texas 75201;

**WHEREAS**, events of default have occurred as a result of the Borrower’s failure to make the required monthly payments on the Loan due on the Payment Dates under the Loan Agreement and Promissory Note, with the performance of such payment obligations and indebtedness being secured by the Deed of Trust, and because of such default, Beneficiary, as the owner and holder of the Promissory Note and the Deed of Trust, has requested Substitute Trustee to sell the Property;

**WHEREAS**, to the extent the Deed of Trust encumbers both real and personal property, formal notice is hereby given of Beneficiary’s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary’s

rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code;

WHEREAS, pursuant to the authority granted in the Deed of Trust and in accordance with the Texas Property Code, Beneficiary has appointed each of the undersigned as "Substitute Trustee" under the Deed of Trust pursuant to duly authorized and executed appointment document;

WHEREAS, Beneficiary has requested the undersigned Substitute Trustee to enforce the liens of the Deed of Trust by sale of the Property in the manner set forth under the terms of the Deed of Trust and pursuant to applicable Texas law; and

WHEREAS, the undersigned, Substitute Trustee, acting upon the request of said Beneficiary, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, pursuant to authority conferred upon each of us by the Deed of Trust, we, the undersigned duly appointed Substitute Trustee under said Deed of Trust or another such duly appointed Substitute Trustee or Successor Substitute Trustee under said Deed of Trust, having an address c/o Sheppard, Mullin, Richter & Hampton LLP, 2200 Ross Avenue, 20<sup>th</sup> Floor, Dallas, Texas 75201, in order to satisfy the indebtedness secured thereby and at the request of Beneficiary, the owner and holder of said indebtedness, default having been made in the payment of the Promissory Note and said indebtedness and/or default having been made under the covenants set out in the said Deed of Trust, will sell the Property on Tuesday, January 6, 2026, at a time commencing not earlier than 10:00 AM and no later than 1:00 PM, to the highest bidder for cash (except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust) at the area designated by the Dallas County Commissioner's Court as the area where non-judicial foreclosures shall take place, and more specifically the north side of the George Allen Courts Building facing 600 Commerce Street, Dallas, Texas below the overhang, pursuant to Section 51.002 of the Texas Property Code, as the area where non-judicial foreclosures shall take place.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKE(S) ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

PURSUANT TO SECTION 51.0075(A) OF THE TEXAS PROPERTY CODE, SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO SET FURTHER REASONABLE CONDITIONS FOR CONDUCTING SUCH SALE CONTEMPLATED BY THIS NOTICE. ANY SUCH FURTHER

CONDITIONS SHALL BE ANNOUNCED BEFORE BIDDING IS OPENED FOR THE FIRST SALE OF THE DAY BY SUBSTITUTE TRUSTEE.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 HOLDER IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED BELOW 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.

[SIGNATURE PAGE FOLLOWS]

In accordance with Section 51.0076 of the Texas Property Code, the undersigned attorney has named and appointed, and by these presents does name and appoint the following attorneys at law as Substitute Trustee to act under and by virtue of said Deed of Trust:

AMANDA COTTRELL  
KELLY VAZHAPPILLY  
GRACE MILLER  
MARISSA BAIRD  
LAURYN VIGIL  
GRAYDON COWAN

EXECUTED AND EFFECTIVE DECEMBER 16, 2025.



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Sheppard, Mullin, Richter & Hampton LLP  
2200 Ross Avenue, 20<sup>th</sup> Floor  
Dallas, Texas 75201

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Parcel Identification Numbers: 99862330000149300, 99950170000191150 and 00695900190050000

Land situated in the City of Dallas, the County of Dallas, the State of Texas, being more particularly described as follows:

TRACT 1:

PART of the W.M. Crow Survey, Abstract No. 298, situated in the City of Dallas, in Dallas County, Texas, embracing all of Lots 7 and 8-A of Block 18/6959 of WINDSOR TOWNHOMES ADDITION, an addition to the City of Dallas, in Dallas County, Texas, as shown on the plat recorded in Volume 85074, Page 5782 of the Deed Records of Dallas County, Texas and described in the deed to Exxir Corporation recorded in Volume 93017, Page 1064 of said Deed Records, being bounded on the West by Altoona Drive, a 60 feet wide public right of way as shown on the plat of Kimball Estates No. 2 recorded in Volume 68076, Page 1910 of said Deed Records, bounded on the North by Lot 6 of Block 18/6959 of said Kimball Estates, bounded on the East by a 20 feet wide public alley as shown on said plat of Kimball Estates and bounded on the South by the tract of land described in the deed to the Estate of Pearl Brannon and the Estate of Jacqueline Brannon recorded in Volume 96010, Page 983 of said Deed Records.

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of said Brannon tract, and the Southwest corner of said Lot 8-A;

THENCE along the East line of Altoona Drive and the West lines of said Lots 8-A and 7;

North 00 degrees 15 minutes 00 seconds West, a distance of 224.42 feet to a 5/8 inch iron rod found for the beginning of a tangent curve to the left;

In a Northerly direction along said curve to the left having a radius of 376.08 feet, a central angle of 32 degrees 15 minutes 36 seconds, an arc length of 211.75 feet, and a chord which bears North 16 degrees 22 minutes 48 seconds West, a chord distance of 208.96 feet, to a 5/8 inch iron rod found at the end of said curve;

North 32 degrees 29 minutes 00 seconds West, a distance of 29.68 feet to a 5/8 inch iron rod found for the Northwest corner of said Lot 7 and the Southwest corner of said Lot 6;

THENCE North 57 degrees 31 minutes 00 seconds East, along the North line of said Lot 7 and the South line of said Lot 6, a distance of 349.05 feet to a 1/2 inch iron rod found in the West line of said 20 feet wide public alley for the Northeast corner of said Lot 7 and the Southeast corner of said Lot 6;

THENCE along the West line of said 20 feet wide public alley and the East lines of said Lots 7 and 8-A;

South 14 degrees 27 minutes 55 seconds East, a distance of 144.91 feet to a 1/2 inch iron rod found for corner; and South, a distance of 497.08 feet to a 5/8 inch iron rod found for the Southeast corner of said Lot 8-A and the Northeast corner of said Brannon tract;

THENCE West, along the South line of said Lot 8-A and the North line of said Brannon tract, a distance of 254.79 feet to the Point of Beginning, and containing 152,327 square feet or 3.497 acres of land.

TRACT 2:

PART of the W.M. Crow Survey, Abstract No. 298, situated in the City of Dallas, in Dallas County, Texas, embracing all of Lot 5 of Block 19/6959 of Kimball Estates No. 2, an addition to the City of Dallas, in Dallas County, Texas, as shown on the plat recorded in Volume 68076, Page 1910 of the Deed Records of Dallas County, Texas, and described in the deed to Exxir Corporation recorded in Volume 93017, Page 1064 of said Deed Records, being bounded on the East by Altoona Drive a 60 feet wide right of way as shown on said plat of Kimball Estates No. 2, bounded on the North by Lot 4 of said Block 19/6959, bounded on the West by Tract B-2 described in the deed to Merit Financial Company recorded in Volume 84028, Page 2144 of said Deed Records, and bounded on the South by Lot 6 of said Block 19/6959;

BEGINNING at a 1/2 inch iron rod found in the West line of said Altoona Drive for the Southeast corner of said Lot 5 and the Northeast corner of said Lot 6;

THENCE South 89 degrees 58 minutes 20 seconds West, along the South line of said Lot 5 and the North line of said Lot 6, a distance of 274.79 feet to a 5/8 inch iron rod found in the East line of said Tract B-2 for the Southwest corner of said Lot 5 and the Northwest corner of said Lot 6;

THENCE North 00 degrees 15 minutes 00 seconds West, along the East line of said Tract B-2 and the West line of said Lot 5, a distance of 417.40 feet to a 1/2 inch iron rod found in the South line of said Lot 4 for the Northwest corner of said Lot 5;

THENCE North 65 degrees 25 minutes 50 seconds East, along the South line of said Lot 4 and the North line of said Lot 5, a distance of 230.95 feet to an "x" cut in concrete found in the West line of Altoona Drive for the Southeast corner of said Lot 4 and the Northeast corner of said Lot 5;

THENCE along the West line of Altoona Drive and the East line of said Lot 5; South 32 degrees 29 minutes 00 seconds East, a distance of 29.68 feet to a 5/8 inch iron rod found at the beginning of a tangent curve to the right; along said curve to the right having a radius of 316.08 feet, a central angle of 32 degrees 13 minutes 16 seconds, an arc length of 177.75 feet, and a chord which bears South 16 degrees 18 minutes 03 seconds East, a chord distance of 175.42 feet to a 5/8 inch iron rod found at the end of said curve;

South 00 degrees 15 minutes 00 seconds East, a distance of 319.89 feet to the point of beginning and containing 126,924 square feet or 2.914 acres of land.

TRACT 3:

PART of Lot 6, Block 19/6959 of Kimball Estates No. 2, an addition to the City of Dallas, in Dallas County, Texas, according to the plat thereof recorded in Volume 68076, Page 1910 of the Deed Records of Dallas County, Texas.

BEGINNING a 5/8 inch iron rod found at the intersection of the North line of W. Ledbetter Drive, (a variable width public Right of Way) with the West line of Altoona Drive, (a 60 foot public Right of Way), said point being North 00 degrees 15 minutes West, a distance of 3.38 feet from the Southeast corner of said Lot 6;

THENCE North 84 degrees 50 minutes 00 seconds West, along the North line of said Ledbetter Drive, a distance of 276.00 feet, said point being North 00 degrees 15 minutes West, a distance of 28.39 feet from the Southwest corner of said Lot 6, a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 15 minutes 00 seconds West, along the West line of said Lot 6, a distance of 381.61 feet to a 5/8 inch iron rod found for the Northwest corner of said Lot 6;

THENCE North 89 degrees 58 minutes 20 seconds East, along the common line of said Lots 5 and 6, a distance of 274.79 feet to a 5/8 inch iron rod found in the West line of said Altoona Drive for the Northeast corner of said Lot 6;

THENCE South 00 degrees 15 minutes 00 seconds East, along the said West line of said Altoona Drive, a distance of 406.62 feet to the POINT OF BEGINNING and containing 108,380 square feet or 2.488 acres of land, more or less.

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

|                       |   |                    |               |
|-----------------------|---|--------------------|---------------|
| Grantor(s)            | Jesus Manuel Gonzalez and Andrea Gonzalez   | Deed of Trust Date | May 5, 2022   |
| Original Mortgagee    | Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Guardian Mortgage, a division of Sunflower Bank, N.A., its successors and assigns | Original Principal | \$362,316.00  |
| Recording Information | Instrument #: 202200128812 in Dallas County, Texas  | Original Trustee   | John Cottrell |
| Property Address      | 4012 Shady Hollow Ln., Dallas, TX 75233   | Property County    | Dallas        |

## MORTGAGE SERVICER INFORMATION:

|                     |                      |                           |   |
|---------------------|----------------------|---------------------------|---|
| Current Mortgagee   | Sunflower Bank, N.A. | Mortgage Servicer         | Sunflower Bank, N.A.                            |
| Current Beneficiary | Sunflower Bank, N.A. | Mortgage Servicer Address | 2701 N. Dallas Pkwy., Ste. 180, Plano, TX 75093 |

## SALE INFORMATION:

|                              |  |
|------------------------------|--|
| Date of Sale                 | 01/06/2026   |
| Time of Sale                 | 10:00 AM or no later than 3 hours thereafter   |
| Place of Sale                | The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang in 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. |
| Substitute Trustees          | Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act   |
| Substitute Trustees' Address | 15851 N. Dallas Parkway, Suite 410, Addison, TX 75001  |

## PROPERTY INFORMATION:

|   |
|---|
| Legal Description as per the Deed of Trust:<br><b>LOT 14, BLOCK 15/6959, KIMBALL ESTATES NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 68076, PAGE 1910 OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.</b> |
|---|

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 other 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 from the lien of the Deed of Trust. Prospective bidders

FILED  
2025 DEC 16 AM 10:54  
JOHN F. WARREN  
CLERK  
DALLAS COUNTY  
DEPUTY  
BY

## NOTICE OF TRUSTEE'S SALE

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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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

Dated December 15, 2025.

/s/ *Selim H. Taherzadeh*  
Selim H. Taherzadeh  
15851 N. Dallas Parkway  
Suite 410  
Addison, TX 75001

Return to: **Taherzadeh, PLLC**  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

|  |  |
|--|--|
| <b>Deed of Trust Date:</b><br>6/29/2005  | <b>Grantor(s)/Mortgagor(s):</b><br>CLARENCE JOHNSON, JR.   |
| <b>Original Beneficiary/Mortgagee:</b><br>DALLAS AREA HABITAT FOR HUMANITY, INC AKA DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT   | <b>Current Beneficiary/Mortgagee:</b><br>Dallas Area Habitat for Humanity, Inc. aka Dallas Neighborhood Alliance |
| <b>Recorded in:</b><br><b>Volume:</b><br><b>Page:</b><br><b>Instrument No:</b> 3417746   | <b>Property County:</b><br>DALLAS  |
| <b>Mortgage Servicer:</b><br>Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee. | <b>Mortgage Servicer's Address:</b><br>8950 Cypress Waters Boulevard, Coppell, TX 75019                          |
| <b>Date of Sale:</b> 1/6/2026  | <b>Earliest Time Sale Will Begin:</b> 10am   |

**Place of Sale of Property:** NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

**Legal Description:** THE PROPERTY DESCRIBED AS BEING LOT 34, IN BLOCK G/1822, OF CAMP'S SECOND AVENUE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 532, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, TOGETHER WITH ALL GOODS THAT ARE OR WILL BE FIXTURES AND THAT ARE OR WILL BE LOCATED ON THE PREMISES, INCLUDING WITHOUT LIMITATION ALL AIR CONDITIONING, VENTILATING, PLUMBING, ELECTRICAL FIXTURES AND WIRING, AND REPLACEMENTS OF AND ADDITIONS TO THESE FIXTURES, ALL OF WHICH GRANTOR AGREES ARE OR WILL BE PART OF AND AFFIXED TO THE REAL ESTATE DESCRIBED IN THIS PARAGRAPH.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under the said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. 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 public auction. 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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 12/12/2025



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Nationstar Mortgage LLC

Dated: 12/15/2025  
Printed Name: Shelley Ortolani  
Substitute Trustee

c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

BY DEPUTY  
DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN  
2025 DEC 16 AM 10:54

FILED

MH File Number: TX-25-124828-POS  
Loan Type: Conventional Residential

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 6th day of January, 2026  
**Time:** 10am or not later than three hours after that time  
**Place:** AT NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Dallas County, Texas.

**TERMS OF SALE:** CASH

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** March 13, 2019  
**Grantor(s):** Albert L. Pierce and Catherine Lee Pierce, husband and wife  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Sovereign Lending Group, Inc., its successors and assigns  
**Original Principal:** \$653,350.00  
**Recording Information:** Deed Inst.# 201900071245,  
**Current Mortgagee/Beneficiary:** Titan Bank, N.A.  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$653,350.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Dallas  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 5532 Glenwick Lane, Dallas, TX 75203  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Titan Bank, N.A.  
**Mortgage Servicer Address:** 1 Corporate Drive, Suite 360 Lake Zurich, IL 60047

**SUBSTITUTE TRUSTEE(S):** McCalla Raymer Leibert Pierce, LLP, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha

**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Suite 780 Irving, TX 75038

**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.**

*/s/ Coury Jacocks*  
Coury Jacocks - Bar #: 24014306  
Attorney for Titan Bank, N.A.  
Coury.Jacocks@mccalla.com  
1320 Greenway Drive, Suite 780  
Irving, TX 75038  
(469) 942-7141 Office  
(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am \_\_\_\_\_ whose address is \_\_\_\_\_. I declare  
under penalty perjury that \_\_\_\_\_ I filed and/or recorded 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.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

LOT 18, BLOCK 2/5695, GREENWAY CREST NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 377, OF THE MAP RECORDS OF  
DALLAS COUNTY, TEXAS.

FILED

2025 DEC 15 AM 9:00

4405 MALDEN LN  
DALLAS, TX 75216

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

00000010651644

NOTICE OF [REDACTED] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: January 06, 2026

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 02, 2024 and recorded in Document INSTRUMENT NO. 202400164769 real property records of DALLAS County, Texas, with NAKITA WILLIAMS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by NAKITA WILLIAMS, securing the payment of the indebtedness in the original principal amount of \$140,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF EFMT 2024-INV2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



NTSS0000010651644

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

**Certificate of Posting**

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/15/2025 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarant's Name: Donna Stockman

Date: 12/15/2025

4405 MALDEN LN  
DALLAS, TX 75216

00000010651644

00000010651644

DALLAS

**EXHIBIT "A"**

BEING LOT 60, BLOCK E/6008, GLENDALE ADDITION NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20, PAGE 21, MAP RECORDS, DALLAS COUNTY, TEXAS.

# FILED

2025 DEC 15 AM 9:02

4035 GRAY OAK  
DALLAS, TX 75212

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

00000010569234

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: January 06, 2026

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 30, 2003 and recorded in Document INSTRUMENT NO. 2577657; AS AFFECTED BY MODIFICATION AGREEMENT INSTRUMENT NO. 2022-20220000682 real property records of DALLAS County, Texas, with FAUSTO CHIRINOS AND PRISCILLA CHIRINOS, grantor(s) and DALLAS AREA HABITAT FOR HUMANITY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FAUSTO CHIRINOS AND PRISCILLA CHIRINOS, securing the payment of the indebtedness in the original principal amount of \$61,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DALLAS AREA HABITAT FOR HUMANITY, INC. AKA DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

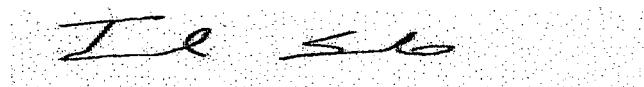
c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



NTSS0000010569234

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

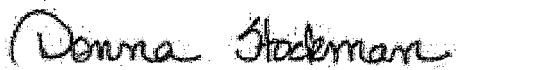
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/15/2025 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarant's Name: Donna Stockman

Date: 12/15/2025

4035 GRAY OAK  
DALLAS, TX 75212

00000010569234

00000010569234

DALLAS

**EXHIBIT "A"**

BEING LOT 48, BLOCK JJ/7135, GREENLEAF VILLAGE SUBDIVISION, PHASE 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2001247, PAGE 67, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

FILED

2025 DEC 15 AM 9:02

7030 FAIR OAKS AVENUE #117-C  
DALLAS, TX 75231

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

00000010649390

BY  
NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: January 06, 2026

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 29, 2021 and recorded in Document INSTRUMENT NO. 202100295310 real property records of DALLAS County, Texas, with SS3D INVESTOR, LLC AND THOMAS B MANUEL, grantor(s) and LIMA ONE CAPITAL, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SS3D INVESTOR, LLC AND THOMAS B MANUEL, securing the payment of the indebtedness in the original principal amount of \$82,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFA 2022-INV1 TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

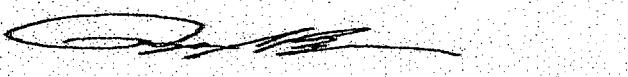
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LIMA ONE CAPITAL, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LIMA ONE CAPITAL, LLC  
201 E. MCBEE AVE., SUITE 300  
GREENVILLE, SC 29601



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

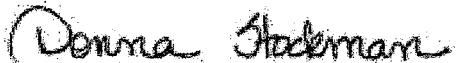
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

**Certificate of Posting**

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/15/2025 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



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Declarant's Name: Donna Stockman

Date: 12/15/2025

7030 FAIR OAKS AVENUE #117-C  
DALLAS, TX 75231

00000010649390

00000010649390

DALLAS

**EXHIBIT "A"**

UNIT 117, BUILDING C, OF FAIR OAKS CONDOMINIUMS, A CONDOMINIUM, REGIME IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION THEREOF RECORDED IN VOLUME 80042, PAGE 2430, OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, TOGETHER WITH ANY LIMITED COMMON ELEMENTS AND THE UNDIVIDED PERCENTAGE INTEREST OF 5.601 % IN THE GENERAL COMMON ELEMENTS APPURTEANTS THERETO.

BEING THE SAME PROPERTY CONVEYED TO THOMAS B. MANUEL BY SPECIAL WARRANTY DEED FROM FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, DATED AUGUST 31, 2012, RECORDED ON SEPTEMBER 4, 2012 AS INSTRUMENT 201200260234

STATE OF TEXAS

KNOW ALL MEN

COUNTY OF DALLAS

BY THESE PRESENTS

**NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE  
(3835 LOVINGOOD)**

**NOTIFICATION DATE: DECEMBER 15, 2025**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**1. Property.**

The property to be sold is described as follows (collectively, the "Property"): certain real property (and interests therein) located in Dallas County, Texas, as more specifically described in Exhibit "A" attached hereto and incorporated herein for all purposes, and all other Mortgaged Property (as defined in Exhibit "A" attached hereto).

**2. Deed of Trust.**

The instrument to be foreclosed is that certain Deed of Trust and Assignment of Rents, executed by WEALTH MANNA MANAGEMENT CONSULTING, LLC, a Texas limited liability company ("Grantor"), dated as of August 6, 2025, to Moses, Palmer & Howell, L.L.P., Trustee, for the benefit of PAJ Enterprises, LLC, a foreign limited liability company dba PAJ Fund I, LLC, an Arizona limited liability company ("Lender"), and recorded under Instrument No. 202500177542 of the Official Records of Dallas County, Texas (the "Deed of Trust"), which Deed of Trust secures certain indebtedness described therein, including, but not limited to, that certain Promissory Note in the original principal amount of \$140,000.00 dated August 6, 2025, executed by Grantor and payable to the order of Lender (the "Note").

**3. Foreclosure Sale.**

The Property will be sold at a foreclosure sale as permitted by the Texas Property Code and the Texas Business and Commerce Code to the highest bidder for cash. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, January 6, 2026.

BY DEPUTY  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2025 DEC 15 AM 9:02

4924-2338-6752.1

Time: The sale will begin no earlier than 1:00 p.m. (Central Standard Time) or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m. (Central Standard Time).

Place: The area outside on the north side of the George L. Allen, Sr. Courts Building facing Commerce Street below the overhang, located at 600 Commerce Street, Dallas, Texas 75202, as designated by the Commissioners Court of Dallas County, Texas, or, if the preceding area is no longer the designated area, the area most recently designated by the Commissioners Court of Dallas County.

4. Trustee and Substitute Trustee.

Moses, Palmer & Howell, L.L.P. is named as the original Trustee under the Deed of Trust. By Appointment of Substitute Trustees dated December 11, 2025, Lender has appointed each of Michael Gillman, Emily Bowlin, Luke Hampton, and Carolina Paine as a Substitute Trustee under the Deed of Trust, said appointment being in a manner authorized by the Deed of Trust. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale, and any of the foregoing substitute trustees may, acting alone, act under the Deed of Trust pursuant to the terms thereof.

5. Event of Default.

An event of default has occurred under the Note and Deed of Trust. The Note has been accelerated and is immediately due and payable. As of the date of this Notice of Substitute Trustee's Foreclosure Sale, Lender has not received payment in full of the Note, and the Event of Default continues. Therefore, Lender has requested that a Substitute Trustee sell the Property to satisfy the Note and the other indebtedness due under the Deed of Trust.

6. Terms of Sale.

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, Lender has the right to direct any Substitute Trustee to sell the Property as an entirety or in parcels. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in AS IS condition, without any express or implied warranties, except as to the warranties of title by Grantor, if any, provided for under the Deed of Trust. Lender may enter a credit bid against the indebtedness.

Pursuant to Section 51.0075 of the Texas Property Code, each 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 such Substitute Trustee.

Lender may postpone, withdraw, or reschedule the sale for another day. In such event, no Substitute Trustee is required to appear at the date, time, and place of such sale to announce such postponement, withdrawal, or rescheduling.

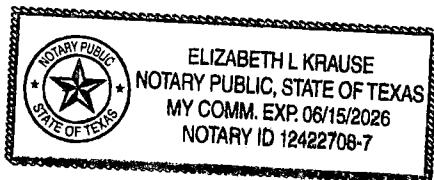
Questions concerning the sale may be directed to Michael Gillman, a Substitute Trustee, at the contact information listed below.

✓ Michael Gillman, Emily Bowlin, Luke Hampton, or  
Carolina Paine  
Substitute Trustee

c/o Gray Reed & McGraw LLP  
1601 Elm Street  
Suite 4600  
Dallas, Texas 75201  
Phone: (469) 320-6048

STATE OF TEXAS §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on this the 15<sup>th</sup> day of December, 2025, by Michael Gillman, in his capacity as a Substitute Trustee under the Deed of Trust.



Notary Public in and for the State of Texas

**Exhibit "A"**

**Mortgaged Property**

Property in the County of Dallas, State of Texas, described as:

Lot 7 in Block 11/6866, HIGHLAND HILLS ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 35, Page 161, Map Records of Dallas County, Texas.

Street address: 3835 Lovingood Dr, Dallas, TX 75241

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, appurtenances and fixtures now or hereafter a part of the Property, and all rents, issues and profits thereof.

TP

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** December 9, 2025

**NOTE:** Real Estate Lien Note described as follows:

Date: May 14, 2025

Maker: Realatico, LLC,  
a Texas Limited Liability Company

Payee: USAM Fund 3, LLC,  
A Texas Limited Liability Company

Original  
Principal  
Amount: \$716,000.00

2025 DEC 12 AM 11:02  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY DEPUTY

**FILED**

**DEED OF TRUST:** Deed of Trust described as follows:

Date: May 14, 2025

Grantor: Realatico, LLC,  
a Texas Limited Liability Company

Trustee: Tolesoaz Corp. d/b/a Total Lender Solutions, Trustee

Beneficiary: USAM Fund 3, LLC,  
A Texas Limited Liability Company

Recorded: Document Number **202500106282**, in the Official Public Records of  
**Dallas County, Texas.**

**LENDER:** USAM Fund 3, LLC,  
A Texas Limited Liability Company

**BORROWER:** Realatico, LLC,  
a Texas Limited Liability Company

**PROPERTY:** The real property described as follows:

Lot 26, Block H/8111, of ROYAL HIGHLANDS NO. 1, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 72115, Page 220, of the Map Records of Dallas County, Texas.

**TRUSTEE:** John M. Taylor or Cody R. Coughlin,  
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S  
MAILING  
ADDRESS:** 5926 Balcones Drive, Suite 100, Austin, Texas 78731

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**January 6, 2026**, the first Tuesday of the month, to commence at **10:00 A.M.**, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE 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 MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT IN DALLAS COUNTY, TEXAS.**

**NOTICE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.**

## RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

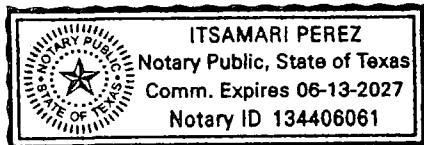
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

EXECUTED as of December 9, 2025.

Cody R. Coughlin, Trustee  
Taylor & Coughlin, PLLC

**STATE OF TEXAS  
COUNTY OF TRAVIS**

The foregoing instrument was acknowledged before me on the 9<sup>th</sup> day of December 2025, by **Cody R. Coughlin the Trustee** for the purposes therein stated.



John Senni Perez  
Notary Public, State of Texas

**After recording, please return original to:**

Taylor & Coughlin, PLLC  
5926 Balcones Drive, Suite 100  
Austin, Texas 78731