

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 DEC 16 AM 11:32

STATE OF TEXAS
COUNTY OF DALLAS

JOHN F. WARREN
THE WISEY PRESENTS:
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, by that one certain Deed of Trust dated October 20, 2022, and recorded as Instrument No. 202200279208, Real Property Records, Dallas County, Texas (the "Deed of Trust"), APOD GROUP REAL ESTATE LLC, a Texas limited liability company ("Grantor"), conveyed to Kirk L. Lee, Trustee ("Trustee") for the benefit of Guaranty Bank & Trust, N.A. ("Original Beneficiary"), the real property situated in Dallas County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Promissory Note dated October 20, 2022, in the original principal amount of \$343,200.00 executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, Original Beneficiary merged with Glacier Bancorp, Inc. and is now known as Guaranty Bank & Trust, a Division of Glacier Bank ("Current Beneficiary");

WHEREAS, Kirk L. Lee, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Matthew T. Taplett or Jeremy L. Harmon or Michael L. Atchley were appointed as Substitute Trustee in the place and stead of the said Kirk L. Lee, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Current Beneficiary, the current owner and holder of said indebtedness and the current lender and beneficiary under the Deed of Trust, has requested the undersigned or Matthew T. Taplett or Jeremy L. Harmon or Michael L. Atchley, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of January, 2026, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or

Matthew T. Taplett or Jeremy L. Harmon or Michael L. Atchley will sell the Property at public auction on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas, Texas 78626, or in the area designated by the Dallas County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Current Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

**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.**

The Sender of this notice and his contact information is as follows:

Lee F. Christie
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

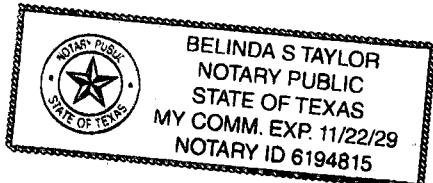
WITNESS MY HAND this 15th day of December, 2025.

SUBSTITUTE TRUSTEE:

Lee F. Christie

STATE OF TEXAS
COUNTY OF TARRANT

This instrument was acknowledged before me on the 15th day of December, 2025, by Lee F. Christie, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Belinda S Taylor
Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE
NUMBER OF MORTGAGEE:**

Guaranty Bank & Trust
100 West Arkansas
Mt. Pleasant, Texas 75455
Attn: Donna Hughes

**NAME, ADDRESS AND PHONE
NUMBER OF SUBSTITUTE
TRUSTEE:**

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy L. Harmon
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT "A"

Unit No. 508 of THE METROPOLITAN AT 1200 MAIN STREET, a condominium regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration dated June 16, 2005, recorded in/under Volume 2005118, Page 99 of the Condominium Records of Dallas County, Texas, as amended by instruments recorded under Clerk's File No. 20070136159; 20080046435; 200800295533 and 201000031988 of the Real Property Records of Dallas County, Texas, together with an undivided interest in the General Common elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to said unit and building, as all described in said Declaration.

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: November 20, 2020

Grantor: Cristian Rios and Mayra Margarita Jaquez Moreno

Trustee: Lisa K. Piscitelli

Lender: Embell Properties, LLC

Current Holder: Embell Properties, LLC

Recorded in: Deed of Trust, Dallas County, Texas as instrument number 202000331782.

Legal Description: Lot 1, Block B/6047, of CAMP WISDOM ESTATES ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 16, Page 233, Map Records, Dallas County, Texas. SAVE AND EXCEPT all that certain portion of property as described in Right-of-Way Deed filed 09/07/1972 recorded in Volume 72175, Page 2088, Real Property Records, Dallas County, Texas.

Secures: Secured Promissory Note ("Note") in the original principal amount of \$207,000.00, executed by Cristian Rios and Mayra Margarita Jaquez Moreno, ("Borrower") and payable to the order of Lender, now held by Embell Properties, LLC.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Michael P. Gomez, Alex Londoff, or any of them acting alone.

Substitute Trustee's Addresses: David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Michael P. Gomez
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2025 DEC 16 AM 11:32

FILED

Alex Londoff
c/o 1244 Southridge Court
Suite 102
Hurst, TX 76053

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 1:00 PM and not later than three hours thereafter.**

Place: Dallas County Courthouse, in Dallas County, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has

been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

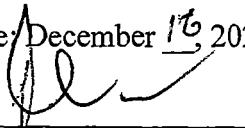
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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

Date: December 16, 2025



David L. Pritchard
Michael P. Gomez
Attorney for Mortgagee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: April 17, 2024
Grantor: FOCUS ONE MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company
Lender: Capital Fund I, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company
Recorded: Instrument #2024-202400082835, recorded on April 25, 2024, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$277,000.00, executed by FOCUS ONE MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender
Maturity Date: April 1, 2025
Legal Description: Being a part of Lot 3 and a part of Lot 4, Block 9/6315, of Bruton Terrace No. 4, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 30, Page 75, of the Map Records of Dallas County, Texas, and being a resurvey of a tract of land described in a deed to Larry Matthew Granberry, recorded under County Clerk's File No. 201200379296, Real Property Records of Dallas County, Texas, and being more particularly described by Metes and Bounds as follows:

Beginning at a 1/2" Iron Rod Found for Corner in the East Right-Of-Way Line of Riverway Drive (50' Right-Of-Way) At the Northwest Corner of Said Lot 4;

Thence North 85°44'42" East along the North Line of said Granberry Tract, a distance of 238.61 Feet to a point for Corner at the Northeast corner thereof, and being 8.50 feet Southeast of the Northeast Corner of said Lot 4, and also being in a Lake;

Thence South 15°57'40" East along the East Line of Said Lot 4, at a distance of 69.65 feet passing the Southeast Corner thereof and continuing along the East Line of said Lot 3, for a total distance of 101.20 feet to a point for corner in said Lake, at the Southeast Corner of said Granberry Tract, common to the most Northern Corner of a Tract of land described in a deed to Mario Araujo, Recorded under County Clerk's File No. 201000292285, Deed Records of Dallas County, Texas;

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
BY



Thence South 71°47'46" West along a common line of said Granberry Tract and said Araujo Tract, a distance of 146.50 feet to a 5/8" Iron Rod set for Corner;

Thence North 79°55'15" West continuing along a common line of said Granberry Tract and said Araujo Tract, a distance of 23.17 feet to a 1/2" Iron Rod Found for Corner;

Thence South 71°47'46" West continuing along a common line of said Granberry Tract and said Araujo Tract, a distance of 73.00 feet to an "X" found for corner at the common West Corner thereof and being in the East Right-Of-Way line of said Riverway Drive, said point being at the beginning of a non-tangent curve to the right having a radius of 600.64 feet, a central angle of 14°10'15" and a chord which bears North 13°26'39" West, a distance of 148.18 feet;

Thence in a Northerly Direction along the curving East Right-Of-Way line of said Riverway Drive, an Arc distance of 148.55 feet to the place of beginning and containing 30,460 square feet or 0.699 acres of land, more or less; and more commonly known as 1838 Riverway Drive, Dallas, Texas 75217.

FORECLOSURE SALE:

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

Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.

Place: ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Bennett M. Wyse, Ted Gambordella, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy

Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, AND/OR Jeff Benton

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, has requested Substitute Trustee to sell the Property.

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

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

If Lender or Loan Servicer passes the Foreclosure Sale, then notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

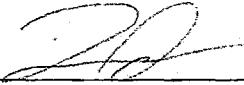
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

SUBSTITUTE TRUSTEE:

By: 

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 16, 2025

SUBSTITUTE TRUSTEE: SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA BROWN, CAROL DUNMON, PAYTON HREHA, JEFF BENTON, LESLIE SHULER, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: October 18, 2024

Grantor: NEW WESTERN PROPERTIES, LLC, a Wyoming limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Suite 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202400213450, Official Public Records,
Dallas County, Texas; Document No. 202400255196,
Official Public Records, Dallas County, Texas

Property:

All that certain tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT 495, in the City of Dallas, Dallas County, Texas, and being all of a called 0.191 acre tract of land described in a deed to OT & C LLC, recorded in instrument Number 2013-00096714, Deed Records, Dallas County, Texas and being all of Lot 15, and 5 feet of Lot 16 in Block 9/729, of the R. Fenbys Subdivision; recorded in Volume 1, Page 8 of the Official Maps of the City of Dallas, Dallas County, Texas, being more fully described as follows: BEGINNING at a 5/8 inch iron rod round in the North line of Live Oak Street, and being the Southwest corner of a tract of land described in a deed to Lucille Gaines, recorded in Volume 99182, Page 3910, Official Records, Dallas County, Texas; THENCE South 45 degrees 00 minutes 00 seconds West with said Street, 55.00 feet to a capped iron rod set stamped "KAZ", being the Southeast corner of a tract of land

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FILED
JOHN T. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY



described in a deed to J. D. Martin Properties, LLC, recorded in Instrument Number 2014174121, Deed Records, Dallas County, Texas; THENCE North 44 degrees 00 minutes 45 seconds West with said common line, 151 .81 feet to a capped iron set stamped "KAZ", also being the Northeast corner of said Martin tract in the South line in a tract of land described in a deed to ABCO Capital Corporation, recorded in Instrument Number 20040375922, Deed Records, Dallas County, Texas; THENCE North 45 degrees 34 minutes 14 seconds East with said common line, 54.99 feet to a 5/8 inch iron rod found for the Northeast corner of the herein described tract, and for the Northwest corner of said Gaines tract; THENCE South 44 degrees 00 minutes 45 seconds East with said common line, 151.27 feet to the POINT OF BEGINNING, containing 0.191 acres of land, more or less.

NOTE:

Date: October 18, 2024

Amount: \$2,000,000.00

Debtor: NEW WESTERN PROPERTIES, LLC, a Wyoming limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:

Tuesday, January 6, 2026, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

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

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

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

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.

Benjamin K. Williams

BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagor

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 16, 2025

SUBSTITUTE TRUSTEE: SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA BROWN, CAROL DUNMON, PAYTON HREHA, JEFF BENTON, LESLIE SHULER, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: December 10, 2024

Grantor: VAAN DEVELOPMENTS LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Suite 320
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202400250322, Official Public Records,
Dallas County, Texas

Property:

Being Lot 11, Block B/2170, of GREENLAND HILLS ADDITION, an Addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 2, Page 342, of the Map Records of Dallas County, Texas.

NOTE:

Date: December 10, 2024

Amount: \$425,000.00

Debtor: VAAN DEVELOPMENTS LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC



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DALLAS COUNTY CLERK
CLERK'S OFFICE
DEPUTY CLERK
COUNTY CLERK
DALLAS COUNTY

DATE OF SALE OF PROPERTY:

Tuesday, January 6, 2026, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

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

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

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

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.

Benjamin K. Williams

BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: November 5, 2024
Grantor: XFG PROPERTIES LLC A/K/A XFG PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company
Lender: Capital Fund I, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company
Recorded: **Instrument #202400226136**, recorded on November 6, 2024, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas
Secures: **Promissory Note** ("Note") in the original principal amount of \$220,000.00, executed by XFG PROPERTIES LLC A/K/A XFG PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender
Maturity Date: November 1, 2025
Legal Description: **Lot 1, in Block A, 8590, of CEDAR FOREST ADDITION NO. 2, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in under Volume 20, Page 261, of the Map or Plat Records of Dallas County, Texas; and more commonly known as 5403 Mona Ln, Dallas, Texas 75236**

FORECLOSURE SALE:

Date:

Tuesday, January 6, 2026

Time:

The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.

JOHNSON, WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
BY

ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

FILED

2025 DEC 16 AM 11:02



Substitute Trustee: Bennett M. Wyse, Ted Gambordella, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, AND/OR Jeff Benton

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, has requested Substitute Trustee to sell the Property.

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

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

If Lender or Loan Servicer passes the Foreclosure Sale, then notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

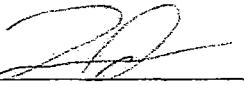
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

THE MORTGAGEE OR LOAN SERVICER.

SUBSTITUTE TRUSTEE:

By: 

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

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: June 20, 2025
Grantor: JESSICA MCCULLOUGH AKA JESSICA ANNETTE MCCULLOUGH
Trustee: Matthew C. Aycock
Lender: Capital Fund I, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company
Recorded: **Instrument #202500136055**, recorded on July 1, 2025, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas
Secures: **Promissory Note** ("Note") in the original principal amount of \$96,000.00, executed by JESSICA MCCULLOUGH AKA JESSICA ANNETTE MCCULLOUGH ("Borrower") and payable to the order of Lender
Maturity Date: June 1, 2026

Legal Description:

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2025 DEC 16 AM 11:02
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
BY

BEING LOT TWO (2), BLOCK THREE (3/6625) OF GLENVIEW NO. FIFTEEN (15), AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 37, PAGE 125, MAP RECORDS OF DALLAS COUNTY, TEXAS; and more commonly known as **5916 Sumatra Dr, Dallas, TX 75241**

FORECLOSURE SALE:

Date: **Tuesday, January 6, 2026**
Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.
Place: ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the



indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Bennett M. Wyse, Ted Gambordella, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, and/or Jeff Benton

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, has requested Substitute Trustee to sell the Property.

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

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

If Lender or Loan Servicer passes the Foreclosure Sale, then notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED
HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT**

**IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS
THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF
THE MORTGAGEE OR LOAN SERVICER.**

SUBSTITUTE TRUSTEE:

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

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

This Notice of Foreclosure Sale is executed as of the date set forth below with respect to the following:

Commercial Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents (as amended, restated, modified, supplemented or assigned, the "Deed of Trust"):

Dated: June 24, 2005

Borrower: Roscoe Frederick White III a/k/a Roscoe F. White III and Tri-Properties, Ltd., a Texas Limited Partnership

Beneficiary: First United Bank and Trust Company

Original Trustee: Greg Massey

Recorded: June 30, 2005, recorded in Volume 2005128, Page 02496, Deed of Trust Records of Dallas County, Texas.

Modifications: (i) a Commercial Debt Modification Agreement dated September 15, 2005 executed by Roscoe F. White, III; (ii) a Modification Agreement dated September 15, 2006 executed by Borrower recorded under Document No. 200600378639 of the Official Public Records of Dallas County, Texas; (iii) a Modification Agreement dated September 15, 2007 executed by Borrower recorded under Document No. 20070415469 of the Official Public Records of Dallas County, Texas; (iv) a Modification Agreement dated December 2, 2008 executed by Borrower recorded under Document Number 200900151603 of the Official Public Records of Dallas County, Texas; (v) a Modification Agreement dated February 1, 2010 executed by Borrower and recorded under Document Number 201000058265 of the Official Public Records of Dallas County, Texas; (vi) a Modification Agreement dated May 2, 2010 executed by Borrower and recorded under Document Number 201000205499 of the Official Public Records of Dallas County, Texas; (vii) a Modification Agreement dated May 2, 2011 executed by Borrower and recorded under Document Number 201100257078 of the Official Public Records of Dallas County, Texas; (viii) a Modification Agreement dated August 2, 2011 executed by Borrower and recorded in the Official Public Records of Dallas County, Texas and; (ix) a Modification Agreement dated November 2, 2011 executed by Borrower and recorded under Document Number 201200008180 of the Official Public Records of Dallas County, Texas; (x) a Modification Agreement dated January 2, 2012 executed by Borrower and recorded under Document Number 201200143656 of the Official Public Records of Dallas County, Texas (xi) a Modification Agreement dated March 30, 2015 executed by Borrower and recorded

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY

under Document Number 201500137001 of the Official Public Records of Dallas County, Texas (xii) a Modification Agreement dated April 30, 2015 executed by Borrower and recorded under Document Number 201500203015 of the Official Public Records of Dallas County, Texas and; (xiii) a Modification Agreement dated August 31, 2015 executed by Borrower and recorded under Document Number 201500289671 in the Official Public Records of Dallas County, Texas and; (xiv) a Modification Agreement dated September 30, 2015 executed by Borrower and recorded under Document Number 201500309562 of the Official Public Records of Dallas County, Texas; (xv) a Modification Agreement dated September 30, 2018 executed by Borrower and recorded under Document Number 201800317672 of the Official Public Records of Dallas County, Texas; and (xvi) a Modification Agreement dated December 24, 2018 executed by Borrower and recorded under Document Number 201900139207 in the Official Public Records of Dallas County, Texas; (xvii) a Modification Agreement dated February 24, 2019 executed by Borrower and recorded under Document Number 201900157080 in the Official Public Records of Dallas County, Texas;

Secures:

Commercial Promissory Note dated June 24, 2005, in the original principal amount of \$3,000,000.00, executed by Borrower and payable to the order of Beneficiary (as further amended, restated, modified, supplemented or assigned from time to time, the "Note")

Beneficiary's Address:

First United Bank and Trust Company
P.O. Box 130
Durant, Oklahoma 74702-0130

Property:

The real property described in Exhibit A attached hereto, together with all existing or subsequently erected or affixed buildings, Improvements and Fixtures; and all easements, rights of way, and appurtenances; all water and water rights; and all other rights, royalties, and profits relating to the real property; including without limitation such rights as Borrower may have in all minerals, oil, gas, geothermal and similar matters, located in Dallas County, Texas, and other tangible and intangible property and rights thereto described in the Deed of Trust or related security agreements.

Substitute Trustee:

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

Substitute Trustee's Address:

c/o Munsch Hardt Kopf & Harr, P.C.
500 N. Akard St., Suite 4000
Dallas, TX 75201
Attn: James D. Wilson

Foreclosure Sale: (the "Foreclosure Sale")

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

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

Place: **North side of the George Allen Courts Building facing Commerce Street, or another location as designated for foreclosure sales by the Dallas County Commissioners Court pursuant to § 51.002 of the Texas Property Code.**

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 Beneficiary's bid may be credited against the outstanding 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 such default(s), Beneficiary, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

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 personality, fixtures, equipment and other tangible and intangible property described in the Deed of Trust and any related security agreements 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.

Therefore, notice is given that on and at the Date, Time and Place of the Foreclosure Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder in accordance with the Deed of Trust.

[SIGNATURE PAGE FOLLOWS]

WITNESS MY HAND this 16 day of December, 2025.

Shelley Ortolani

Shelley Ortolani, Michele Hreha, Mary Mancuso,
Francesca Ortolani, Carol Dunmon or Payton Hreha
Substitute Trustee
c/o Munsch Hardt Kopf & Harr, P.C.
500 North Akard Street, Suite 4000
Dallas, Texas 75201
Attn: James D. Wilson

STATE OF TEXAS

COUNTY OF DALLAS

I, the undersigned Notary Public, do hereby certify that Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha, personally appeared before me this day and acknowledged that he/she is the Substitute Trustee duly appointed by Beneficiary, and that by authority duly given, he/she executed the foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this the 16th day of Dec, 2025.

Jennifer Zuckman

Notary Public, State of Texas

Commission Expires:

Printed Name: Jennifer Zuckman

10/20/28



Exhibit A: Real Property Description

EXHIBIT "A"
(Description of Property)

SAID property tract of land situated in the L. H. White Survey, Abstract No. 546 in the City of Dallas, Dallas County, Texas and being specifically the City of Dallas Block No. 487 and being all of tract No. 1 of the Comer-Wade Addition, an Addition to the City of Dallas recorded in Volume 17, Page 110, Plat Record, Dallas County, Texas, as described in deed to Roscoe F. White III in Volume 920, Page 300, Deed Records, Dallas County, Texas, in which said tract of land described is deed to Roscoe F. White III in Volume 2002, Page 514, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a tree stand just above road at the West end of a 20 foot wide improved strip to the N. Number of said Comer-Wade Addition, a strip being the Northern line of further land and passing at 314.12 feet a three-quarter inch iron rod found at the Southern corner of said Comer Addition;

THENCE North 47 degrees 06 minutes 00 seconds West along the Northwesterly line of said Comer Addition, a distance of 10.13 feet to a one-half inch iron rod found with survey marker #213-4123, set for corner;

THENCE North 47 degrees 06 minutes 00 seconds West following the Southwesterly line of said Comer Addition, a distance of 250.12 feet to a one-quarter inch iron pipe stand for corner in the Southwesterly line of Hamon's Addition, Subdivision, an Addition to the City of Dallas recorded in Volume 19, Page 312, Plat Records, Dallas County, Texas;

THENCE along the eastern boundary line between said Comer Addition and said Hamon's Addition the following line:

North 36 degrees 24 minutes 00 seconds East a distance of 119.55 feet to a three-quarter inch iron rod found for corner;

South 73 degrees 51 minutes 41 seconds East a distance of 212.21 feet to a one-half inch iron rod with yellow tape marked #213-4023 set for corner;

North 37 degrees 16 minutes 15 seconds East a distance of 167.33 feet to a one-half inch iron rod stand for corner in the Southwesterly line of Hamon's Addition, Subdivision, an Addition to the City of Dallas recorded in Volume 21, Page 177, Plat Records, Dallas County, Texas;

THENCE along the Southwesterly line of said Hamon's Addition, Subdivision the following line:

South 67 degrees 13 minutes 15 seconds East a distance of 179.54 feet to a three-quarter inch iron rod found for corner;

North 31 degrees 16 minutes 15 seconds East a distance of 179.69 feet to a one-half inch iron rod with yellow cap marked "MCCULLAH SURVEYING" found for corner at the base of a steel chain link fence post at the Westerly corner of Merrill Addition, an Addition to the City of Dallas recorded in Volume 40, Page 109, Plat Records, Dallas County, Texas;

THENCE along the Southwesterly line of said Merrill Addition the following calls:

South 35 degrees 31 minutes 31 seconds East a distance of 79.33 feet to a three-eighth inch iron rod found for corner in the Northeasternly line of said Curtis-Wood Addition, from which a 2 inch iron pipe found at the Southwesterly corner of said Merrill Addition bears North 31 degrees 24 minutes 58 seconds East a distance of 359.84 feet;

THENCE South 31 degrees 24 minutes 58 seconds West along the Northwesterly line of said Curtis-Wood Addition a distance of 146.39 feet to a point for corner in the most Northerly corner of the said Roscoe F. White III tract recorded in Volume 92246, Page 3004, from which a one-half inch iron rod found bears South 31 degrees 24 minutes 58 seconds W 0.30 feet;

THENCE South 49 degrees 13 minutes 21 seconds East following the Northerly line of said Roscoe F. White III tract, a distance of 575.82 feet to a one-half inch iron rod found in the Westerly right-of-way line of Delgreen Road (a variable width right-of-way);

THENCE South 44 degrees 29 minutes 18 seconds West following the Westerly right-of-way of said Delgreen Road, a distance of 1,551.10 feet to a one-half inch iron rod with cap marked "RPLS 4023" set at the Northerly corner of Tract 4, Block 4407 of said Curtis-Wood Addition;

THENCE North 57 degrees 09 minutes 42 seconds West departing the Westerly right-of-way of said Delgreen Road and following the Northerly line of Tract 4 and Tract 3, Block 4407 of Curtis Wood Addition, a distance of 296.13 feet to a five-eighth inch iron rod found at the corner corner of said Tract 3, Block 4407 of said Curtis Wood Addition and Tract 2, Block 4407 of Naylor Brown Subdivision, an Addition to the City of Dallas according to the plan thereof recorded in Volume 16, Page 123, Plat Records, Dallas County, Texas;

THENCE North 50 degrees 19 minutes 47 seconds West following the Northerly line of said Tract 2, Block 4407 and Tract 1, Block 4407 of said Naylor Brown Subdivision Addition, a distance of 309.83 feet to a five-eighth inch iron rod found in the Southwesterly line of said Roscoe F. White III tract recorded in Vol. 2002164, Pg. 9294;

THENCE South 31 degrees 30 minutes 49 seconds West following the Southwesterly line of said Roscoe F. White III tract recorded in Vol. 2002165, Pg. 9294, a distance of 315.02 feet to the POINT OF BEGINNING, and comprising 9.319 acres of land, more or less.

DAVE AND ELEANOR THOMAS OWNERS

STATEMENT in the State of Texas, County of Dallas and City of Dallas, being part of the John H. Kyle Annex, Annex No. 56, being part of City of Dallas Block No. 407, being part of Tract 5, Block 407 of Curtis-Wood Addition, an addition to the City of Dallas, containing 9.8567 acres located in Volume 17, Page 166 of the Plat Records of Dallas County, Texas, being part of a total 2.455 acre tract of land conveyed to DAVE AND ELEANOR THOMAS, recorded in Document No. 2012007466 at the Dallas Records of Dallas County, Texas and being more particularly described as follows:

BEING PART of the northwest quarter acre tract of Dulcinea Road and including the north corner of Tract 5, Block 407 of said Curtis-Wood Addition, the west corner of Tract 3 and the east corner of said 2.455 acre tract;

TRACT 5 with the northeast line of Tract 4 and Tract 3, Block 407 of Curtis-Wood Addition, the northeast line of said 2.455 acre tract, Block 407 of said Curtis-Wood Addition, the south line of Tract 5 and the northeast line of said 2.455 acre tract, North 37°09'42" West, 296.10 feet to a point marking the northeast corner of Tract 2, Block 407 of North-Bonneau Ranch Addition to the City of Dallas, according to the plan (hereinafter called "Volume 16, Page 153 of the Plat Records of Dallas County, Texas) and the north corner of said Tract 3;

TRACT 5 with the northeast line of Tract 2 and Tract 1, Block 407 of North-Bonneau Ranch Addition, the northeast line of said 2.455 acre tract, North 37°09'42" West, 296.10 feet to a point marking the northeast corner of Tract 5 and the southwest corner of Tract 2, Block 407 of North-Bonneau Ranch Addition to the City of Dallas, according to the plan (hereinafter called "Volume 16, Page 153 of the Plat Records of Dallas County, Texas) and the north corner of said Tract 3;

TRACT 5 with the northeast line of said 2.455 acre tract and the northeast line of Tract 5 and the northeast line of said 2.455 acre tract, North 37°26'58" East, 20.3 feet to a point

TRACT 5 crossing said Tract 5 and said 2.455 acre tract as follows:

South 37°19'42" East, 227.51 feet to a point, and

North 37°23'21" East, 175.39 feet to a point in the northeast line of said Tract 5. In the northeast line of Tract 5 and in the northeast line of said 2.455 acre tract;

TRACT 5 with the southwest line of said Tract 5, the northeast line of Tract 5 and the northeast line of said 2.455 acre tract, North 47°12'22" East, 36.21 feet to the Point of Beginning and extending 1.569 acre of land.

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 05/11/2017

Grantor(s): Michael Addison aka Michael Addison Jr.

Mortgagee: Wiz Long Term Investments, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. 201700258634

Property County: Dallas County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Dallas County, Texas, being more particularly described as Lot 9 and the West Seventeen Feet (W. 17") of Lot Ten (10), Block 23/6227 of Piedmont Addition No. 1, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 111 of the map records of Dallas County, Texas. (more particularly described in the Loan Documents).

Date of Sale: 1/6/2026

Earliest Time Sale Will Begin: 10:00 AM

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

The Trustee or 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

ACTIVE MILITARY SERVICE 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 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.

8
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2025 DEC 16 AM 10:59

FILED

The Mortgagee, whose address is:

Wiz Long Term Investments, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 12/16/2025



Shelley Ortolani or Michele Hreha
or Mary Mancuso or Francesca
Ortolani or Carol Dunmon or
Payton Hreha or Lucia Cortinas or
Michelle Figueroa or Enrique
Loera or Hans-Peter Ludwig or
Donna Brammer or Katrina
Rodriguez or Rinki Shah or
Theresa Phillips or David Cerdá or
Jose Martinez or Mark Laffaye or
Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or
Emilio Martinez or Miguel Alberto
Molina Álvarez or
Tamiriramunashe Cathy Lee
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Rodolfo Pineda or
Karina Galvan or Ramon Guajardo
or Nailah Hicks or Alex Collazo or
Yajaira Garcia or Jennifer Nava or
Nicholas Wizig or Scott Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

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: 10:00A.M. 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: July 25, 2024
Grantor(s): CO & Bray, LLC
Original Mortgagee: Double Backflip, LLC
Original Principal: \$550,108.00
Recording Information: Deed Inst.# 202400151080
Current Mortgagee/Beneficiary: Double Backflip, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$550,108.00 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: 710 Glasgow Drive, Dallas, TX 75223
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: Double Backflip, LLC
Mortgage Servicer Address: 1312 17th Street, Suite 71618 Denver, CO 80202

SUBSTITUTE TRUSTEE(S): Virgil Jordan, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani,
Carol Dunmon or Payton Hreha, or any.

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

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

2025 DEC 16 AM 10:59
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY

FILED

EXHIBIT "A"

Being Lot 2, in Block 23/1615, of Mount Auburn Addition, an addition to the City of Dallas, Dallas County, Texas, according to the revised map thereof recorded in Volume 1, Page 276, of the map records of Dallas, County, Texas.

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 5, 2025

NOTE: Revised and Amended Investment Agreement, as renewed, modified, or extended, described as follows:

Date: August 1, 2017
Maker: Stone Street Development, LLC
Payee: Apartment Development Services, Ltd.
Original Principal Amount: \$323,000.00

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

Date: August 2, 2017
Grantor: Gary W. Sibley d/b/a S S Lending
Trustee: Jerry Woods
Beneficiary: Apartment Development Services, Ltd.
Recorded: Document No. 201700229176 Real Property Records, DALLAS County, Texas

LENDER: Apartment Development Services, Ltd.

BORROWER: Stone Street Development, LLC

PROPERTY: The real property described as follows:

Commonly known as: 2351 KINGSWOOD DRIVE, DALLAS, TEXAS 75228

Legally described as: BEING LOT 10, BLOCK 78/7050 OF PECAN CREST REVISED, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98043, PAGE 6430, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, 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**

2025 DEC 16 AM 10:59
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY

FILED

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 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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, 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.

99970.002.00

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

EXECUTED effective as of DECEMBER 5, 2025.

SUBSTITUTE TRUSTEE

Sign: 

Print: David Garvin

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 12, 2025

NOTE: Commercial Promissory Note, as renewed, modified, or extended, described as follows:

Date: October 8, 2020
Maker: CLS Cattle and Livestock LLC
Payee: Loan Funder LLC, Series 15305
Original Principal Amount: \$170,950.00

2025 DEC 16 AM 10:59
BY JOHN F. WARREN
CLERK
DALLAS COUNTY
DEPUTY
FILED

DEED OF TRUST: Commercial Deed of Trust, Security Agreement, and Fixture Filing, described as follows:

Date: October 8, 2020
Grantor: CLS Cattle and Livestock LLC
Trustee: Glenn Adams, PC
Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as a nominee for Payee and Payee's successors and assigns
Recorded: Document No. 202000283228 Real Property Records, DALLAS County, Texas

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust IX-A

BORROWER: CLS Cattle and Livestock LLC

PROPERTY: The real property described as follows:

Commonly known as: 2166 VAN CLEAVE DRIVE, DALLAS, TEXAS 75216

Legally described as: LOT 23, IN BLOCK A/5857, OF CEDAR CREST COUNTRY CLUB ESTATES PART 2-SECTION M-1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 17, PAGE 383, OF THE MAP RECORDS OF DALLAS

COUNTY, TEXAS, 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 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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, 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

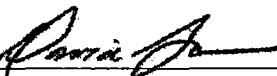
92328.624.00

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.

EXECUTED effective as of DECEMBER 12, 2025.

SUBSTITUTE TRUSTEE

Sign: 

Print: David Garvin

FILED

After Recording, Please Return To:

Jackson Walker L.L.P.
2323 Ross Avenue, Suite 600
Dallas, Texas 75201
Attn: Brian Oates

2025 DEC 16 PM 3:55

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 16, 2025

NOTE: the Promissory Note described below:

Date: February 5, 2020

Borrower: EYM Realty of Texas, LLC

Lender: Lakeside National Bank

Original Principal Amount: \$2,640,000.00

DEED OF TRUST: Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Financing Statement described as follows:

Date: February 5, 2020

Grantor: EYM Realty of Texas, LLC

Trustee: Charles S. Brown

Beneficiary: Lakeside National Bank

Recorded in: Document Number 202000036130 in the Official Public Records of Dallas County, Texas

LENDER: Lakeside National Bank

BORROWER: EYM Realty of Texas, LLC

PROPERTY: The real and personal property described in the Deed of Trust and other loan documents related to and securing the Note and further described on Exhibit "A" attached hereto.

SUBSTITUTE TRUSTEE: Any of Brian Oates or Shane Stout

Substitute Trustee's Mailing Address:

c/o Jackson Walker L.L.P.
2323 Ross Avenue, Suite 600
Dallas, Texas 75201
Attn: Brian Oates

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

January 6, 2026, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The north side of the George Allen Courts Building facing Commerce Street in Dallas, Texas, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Dallas County, Texas, in instrument(s) recorded in the real property records of Dallas County, Texas.

Default has occurred in the payment of the Note and in the performance of the obligations of the loan documents related to the Note and the Deed of Trust, which secures the Note. Because of such default, Lender, the owner of the Note and the holder of the Note, the Deed of Trust lien and other documents securing payment of the Note, for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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 and other loan documents related to the same, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (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, a Substitute Trustee or such other substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with 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 which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties concerning 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.

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

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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. The address for the sender of this notice is Jackson Walker L.L.P., 2323 Ross Avenue, Suite 600 Dallas, Texas 75201, Attn: Brian Oates.



Substitute Trustee

EXHIBIT A

EXHIBIT A

Land

TRACT 1: (Fee Simple)

Description of a 0.7652 acre tract of land situated in the David Barrow Survey, Abstract No. 177, City of Dallas, Dallas County, Texas, and being all of Lot 5, Block C/7289, of MEADOW CENTRAL MALL NO. 3, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 73251, Page 1, of the Map Records of Dallas County, Texas; said 0.7652 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with "GSES, INC. RPLS 4804" cap found for the Southeast corner of said Lot 5, Block C/7289, said point being the Northeast corner of Lot 4, Block C/7289 of said Meadow Central Mall No. 3; said point also being on the West right-of-way line of North Central Expressway (U.S. Highway 75, 300 feet wide);

THENCE N 89° 31' 40" W, departing the Westerly line of North Central Expressway, a distance of 201.10 feet to a 1/2" iron rod found in asphalt for the Southwest corner of said Lot 5, Block C/7289; said point also being the Northwest corner of said Lot 4, Block C/7289; said point also being on the East line of Lot 2, Block C/7289, Meadow Central Mall, an addition to the City of Dallas, Texas, according to the plat recorded in volume 71216, Page 993, Map Records, Dallas County, Texas;

THENCE N 00° 28' 20" E, with the Westerly line of said Lot 5, Block C/7289, a distance of 158.75 feet to a 5/8" iron rod with "GSES, INC. RPLS 4804" cap found for the Northwest corner of said Lot 5, Block C/7289; said point also being the Southwest corner of Lot 6, Block C/7289, of said Meadow Central Mall No. 3;

THENCE S 89° 31' 40" E, along the Northerly line of said Lot 5, Block C/7289, a distance of 218.84 feet to a point for the Northeast corner of said Block C/7289; said point also being the Southeast corner of said Lot 6, Block C/7289; said point also being located in the said Westerly right-of-way line of North Central Expressway;

THENCE S 06° 51' 00" W, along the said Westerly right-of-way line of North Central Expressway, a distance of 159.74 feet to the POINT OF BEGINNING. CONTAINING 33,332 square feet or 0.7652 acres of land more or less.

TRACT 2: (Easement)

Non-Exclusive easement rights for ingress and egress for vehicular and pedestrian traffic, as created and defined in that certain Easement for Ingress and Egress dated December 31, 1973, executed by Meadow Central Mall, a Joint Venture, to Denny's, Inc., recorded in Volume 74024, Page 2202, Deed Records, Dallas County, Texas, across the following described tracts of land:

Being Lot 2, Block C/7289 of Meadow Central Mall, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 71216, Page 993, Map Records, Dallas County, Texas; AND being Lot 4, Block C/7289 of Meadow Central Mall No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 75231, Page 1, Map Records, Dallas County, Texas.

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 09/02/2020
Grantor(s): LYNDA PAIGE JOHNSON, SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$222,888.00
Recording Information: Instrument 202000246593
Property County: Dallas
Property: (See Attached Exhibit "A")
Reported Address: 441 GOLDWOOD DR, DALLAS, TX 75232

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of January, 2026
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE 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(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

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

FILED

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ 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 Court.

By: _____

Exhibit "A"

BEING LOT 20, IN BLOCK F/6640, OF THIRD SECTION OF OAKLAND HILLS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 39, PAGE 113, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
§
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 8th day of October, 2025, a Notice of Lien was filed of record at Document No. 202500211880, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **MARTIN L. MOORE**, the present owner of said property, to Campbell Road Homeowner's Association, Inc. (the "Association"); and

WHEREAS, the said **MARTIN L. MOORE**, has continued to default in the payment of his 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 owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of January, 2026, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, 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 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12th day of December, 2025.

**CAMPBELL ROAD HOMEOWNER'S
ASSOCIATION, INC.**

By:

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road
Suite 615
Dallas, Texas 75244

This notice was posted by me on the 12th day of December, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

BY DEPUTY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
2025 DEC 12 AM 11:03

FILED

F9

EXHIBIT "A"

Being Unit No. 501 in Building E of Campbell Road Condominiums, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Declaration thereof recorded in Volume 82040, Page 246, of the Condominium Records of Dallas County, Texas, together with an undivided 1.6541 percent interest in the common elements appurtenant thereto; and having the street address of 6315 Campbell Road, #501, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
§
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 24th day of October, 2024, a Notice of Lien was filed in the Official Public Records of Dallas County, Texas, as Document No. 202400215165, covering the real property herein described, concerning default in payment of the indebtedness owing by **CYNTHIA ANN WIREMAN**, the present owner of said real property, to the Council of Apartment Owners for Preston Road Condominiums (the "Association"); and

WHEREAS, the said **CYNTHIA ANN WIREMAN** has continued to default in the payment of the 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 owner to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of January, 2026, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, 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 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12th day of December, 2025.

**COUNCIL OF APARTMENT OWNERS FOR
PRESTON ROAD CONDOMINIUMS**

By:

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road
Suite 615
Dallas, Texas 75244

This notice was posted by me on the 12th day of December, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

2025 DEC 12 AM 11:04
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY

FILED

EXHIBIT "A"

Unit 1032 in Building J of Preston Road Condominium, a Condominium regime in the City of Dallas, Dallas County, Texas, according to the Declaration filed for record on November 29, 1979, and recorded in Volume 80018, Page 1032, Condominium Records, Dallas County, Texas, together with an undivided percent interest in the General Common Elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration; and having the street address of 5717 Harvest Hill Road, #1032, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
§
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 22nd day of October, 2025, a Notice of Lien was filed of record at Document No. 202500222465, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **JOSEF ANDRE BARRILLEAUX**, the present owner of said real property, to East University Place Condominium Association, Inc. (the "Association"); and

WHEREAS, the said **JOSEF ANDRE BARRILLEAUX**, 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 owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of January, 2026, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, 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 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12th day of December, 2025.

**EAST UNIVERSITY PLACE CONDOMINIUM
ASSOCIATION, INC.**

By:

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 12th day of December, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

BY DEPUTY
DALLAS COUNTY CLERK
JOHN F. WARREN
2025 DEC 12 AM 11:04

FILED

EXHIBIT "A"

Unit 233, in Building F and an undivided interest in and to the general and limited common elements of University Place Condominium, a Condominium Regime to the City of Dallas, Dallas County, Texas, according to the Condominium Declaration dated September 1, 1978, and recorded in Volume 78133, Page 2257, Condominium Records, Dallas County, Texas, and as amended in Volume 78174, Page 1015; Volume 86108, Page 3912; Volume 88047, Page 2200; Volume 92025, Page 1588; and Volume 93215, Page 8226, Condominium Records, Dallas County, Texas; and having the street address of 6006 East University Boulevard, Unit 233, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 23rd day of September, 2025, a Notice of Lien was filed of record at Document Number 202500200252, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **MICHAEL QUILDON**, the present owner of said real property, to Glen Oaks Association, Inc. (the "Association"); and

WHEREAS, the said **MICHAEL QUILDON**, has continued to default in the payment of the 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 owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of January, 2026, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, 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 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12th day of December, 2025.

GLEN OAKS ASSOCIATION, INC.

By:

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 12th day of December, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

BY DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN
2025 DEC 12 AM 11:04

FILED

EXHIBIT "A"

SITUATED IN DALLAS COUNTY, TEXAS, AND BEING UNIT 802 IN BUILDING H, PLUS AN UNDIVIDED 1.0856 PERCENT INTEREST IN THE COMMON ELEMENTS AS MORE FULLY DESCRIBED IN THE CONDOMINIUM DECLARATION OF GLEN OAKS TOWNHOMES, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, TEXAS, ACCORDING TO THE DECLARATION THEREOF RECORDED IN VOLUME 811922, PAGE 849 OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, WITH ANY AND ALL AMENDMENTS OR SUPPLEMENTS THERETO, and having the street address of 9910 Royal Lane, Unit 802, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 12th day of November, 2025, a Notice of Lien was filed of record at Document No. 202500239032, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **MICHAEL ABTAHI and JUDY ABTAHI**, the present owners of said real property, to Woodhaven Condominiums Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said **MICHAEL ABTAHI and JUDY ABTAHI**, have continued to default in the payment of the 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 owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of January, 2026, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, 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 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 15th day of December, 2025

**WOODHAVEN CONDOMINIUMS
HOMEOWNERS ASSOCIATION, INC.**

By:

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 15th day of December, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

DEPUTY
BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2025 DEC 15 PM 2:59

SIGNATURE

Printed Name

FILED

EXHIBIT "A"

Unit No. 603 in Building 6 and its appurtenant undivided interest in and to the general and limited common elements of WOODHAVEN CONDOMINIUMS, a condominium regime in the City of Dallas, DALLAS County, Texas, according to the Condominium Declaration, filed August 20, 1982, recorded in/under Volume 82164, Page 2430 of the Real Property Records of DALLAS County, Texas, when taken with all Amendments and/or Supplements thereto; and having the street address of 5981 Arapaho Road, #603, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 23rd day of September, 2025, a Notice of Lien was filed of record at Document Number 202500200229, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **OLA M. PRIDE**, the present owner of said real property, to Glen Oaks Association, Inc. (the "Association"); and

WHEREAS, the said **OLA M. PRIDE**, has continued to default in the payment of the 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 owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of January, 2026, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, 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 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12th day of December, 2025.

GLEN OAKS ASSOCIATION, INC.

By:

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 12th day of December, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

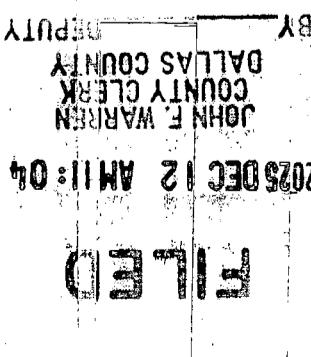


EXHIBIT "A"

UNIT NO. 503, BUILDING E, OF GLEN OAKS TOWNHOMES (A CONDOMINIUM), A CONDOMINIUM IN THE CITY OF DALLAS, TEXAS TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION RECORDED IN VOLUME 81192, PAGE 849, REAL PROPERTY OF DALLAS COUNTY, TEXAS. TOGETHER WITH ALL AMENDMENTS AND NOTICES.; and having the street address of 9910 Royal Lane, Unit 503, Dallas, Texas.

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT 1B, BLOCK A/7005 OF CANDLEWOOD ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98159, PAGE 881, MAP RECORDS, DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/10/2023 and recorded in Document 202300049047 real property records of Dallas County, Texas. Re-filed in Document 202400067377 real property records of Dallas County, Texas.

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

Date: 01/06/2026

Time: 12:00 PM

Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by DALLAS LODGING LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$10,000,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CCC-JA PORTFOLIO IV CLASS B, LLC is the current mortgagee of the note and deed of trust and CHURCHILL CAPITAL COMPANY, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is CCC-JA PORTFOLIO IV CLASS B, LLC c/o CHURCHILL CAPITAL COMPANY, LLC, 2727 LBJ Freeway, Suite 600, Dallas, TX 75234 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 12-16-25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

2025 DEC 16 PM 12:04
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
BY

FILED