

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF DALLAS

§

2025 DEC 15 AM 9:02

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, by that one certain Deed of Trust effective April 14, 2023, and recorded as Instrument No. 202300099605, Official Public Records, Dallas County, Texas (the "Deed of Trust"), Excellent Custom Homes, LLC, as Grantor ("Grantor"), conveyed to Darrell G. Adams, Trustee ("Trustee") for the benefit of PlainsCapital Bank ("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 April 14, 2023, in the original principal amount of \$161,250.00 executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, the Note and Deed of Trust were modified by that one certain Modification of Note/Change in Terms Agreement dated April 14, 2024, and by that one certain Modification of Note and Deed of Trust and Extension of Lien dated April 14, 2024, recorded as Instrument No. 202400121817, Official Public Records, Dallas County, Texas, and by that one certain Modification of Note/Change in Terms Agreement dated July 14, 2024, and by that one certain Modification of Note and Deed of Trust and Extension of Lien dated July 14, 2024, recorded as Instrument No. 202400260809, Official Public Records, Dallas County, Texas; and

WHEREAS, Beneficiary is the current owner and holder of the Note and the current beneficiary under the Deed of Trust; and

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

WHEREAS, all required notices have been given 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, Darrell G. Adams, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Michael L. Atchley or Jeremy L. Harmon or Jon M. Kelly or Dan A. White or Jacob W. Varley were appointed as Substitute Trustee in the place and stead of the said Darrell G. Adams, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, 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 Lee F. Christie or Michael L. Atchley or Jeremy L. Harmon or Jon M. Kelly or Dan A. White or Jacob W. Varley, 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 Lee F. Christie or Michael L. Atchley or Jeremy L. Harmon or Jon M. Kelly or Dan A. White or Jacob W. Varley, will sell the Property at the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, on the north side of the building facing Commerce Street below the overhang or in the area designated by the Dallas County Commissioners Court, if different, to the highest bidder for cash, subject to the right of 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.**

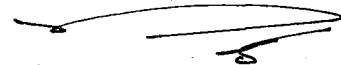
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

Matthew T. Taplett
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.

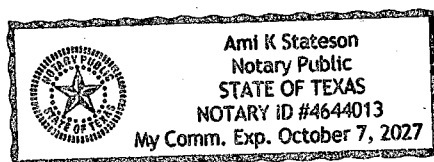
SUBSTITUTE TRUSTEE:



Matthew T. Taplett

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

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




Notary Public for the State of Texas

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

PlainsCapital Bank
c/o Paul Nauschutz, Senior V.P.
325 N. Saint Paul St., Suite 800
Dallas, TX 75201
(214) 525-4650

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

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

EXHIBIT "A"

BEING Lot 5 in Block 35 of the Original Town of Lancaster, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 250, Page 2, Deed Records, Dallas County, Texas, and being the same property conveyed to Jeanine Marie Becker by Joe P. Bryant in Deed recorded in Volume 96031, Page 1864, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner on the west line of N. Dallas Avenue (45' R.O.W.), said point being the northeast corner of said Becker tract and the southeast corner of a tract conveyed to J. S. Brock and wife, Rose Lee Brock, by T. N. Lee and Mittie Lee in Deed recorded in Volume 2228, Page 126, Deed Records, Dallas County, Texas;

THENCE an assumed bearing of South, along the west line of N. Dallas Avenue, a distance of 84.53 feet to a 5/8 inch iron rod set for corner, said point being the southeast corner of said Becker tract and the northeast corner of a tract conveyed to John Whisnand by Mary Dell Whisnand Green and Leland Green in Deed recorded in Volume 3579, Page 641, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 56 minutes 33 seconds West, along the north line of said Whisnand tract, leaving the west line of N. Dallas Avenue, a distance of 445.00 feet to a 5/8 inch iron rod set for corner in a creek (Hall's Branch), said point being on the east line of a tract conveyed to Yancy Dudley Sweatman, Jr., and wife, Effie E. Sweatman, in the southwest corner of said Becker tract;

THENCE North 23 degrees 41 minutes 12 seconds West, along the centerline of said creek, a distance of 92.10 feet to a 5/8 inch iron rod set for corner, said point being the northwest corner of said Becker tract and the southwest corner of said Brock tract;

THENCE North 89 degrees 55 minutes 29 seconds East, along the north line of said Brock tract, a distance of 482.00 feet to the POINT OF BEGINNING, and containing 39,145.3114 square feet or 0.8987 acre of land, more or less.

FILED

2025 DEC 15 AM 9:02

2913 AMBER WAVES LN
LANCASTER, TX 75134

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

00000010436756

NOTICE OF ~~BY~~ SUBSTITUTE TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: January 06, 2026

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

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

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 20, 2005 and recorded in Document INSTRUMENT NO. 200503556404 real property records of DALLAS County, Texas, with MAXINE REESE AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MAXINE REESE AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$115,217.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219



2913 AMBER WAVES LN
LANCASTER, TX 75134

00000010436756

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

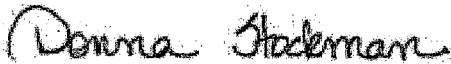
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP,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



Ryan Bourgeois

Certificate of Posting

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



Declarants Name: Donna Stockman

Date: 12/15/2025

2913 AMBER WAVES LN
LANCASTER, TX 75134

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00000010436756

DALLAS

EXHIBIT "A"

LOT 23, BLOCK O OF MEADOWVIEW, PHASE THREE, IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT THEREOF RECORDED IN VOLUME 2003148, PAGE 156, PLAT RECORDS OF DALLAS COUNTY, TEXAS.

73

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 6TH day of JUNE, 2022, MIGUEL RODRIGUEZ PALACIOS executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure C & S LOWE PROPERTIES, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 202200157294 of the Deed of Trust records of Dallas County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

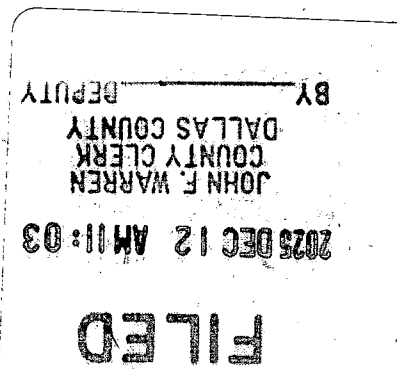
NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6TH day of JANUARY, 2026, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courthouse, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 16, BLOCK 3, FIRST INSTALLMENT OF PEBBLEBROOK ADDITION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 71036, PAGE 2839, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 1330 WILLOWBROOK, LANCASTER, TEXAS.

WITNESS MY HAND, the 11 day of DECEMBER, 2025.


DARRIN W. STANTON, 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.

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 6th day of January 2026; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

Date of Deed of Trust: January 1, 2009

Maker: Loyce J. Bullock

Original Trustee named in Deed of Trust: L.Scott Horne

Original amount of Secured Indebtedness: \$108,750.00

Original Beneficiary named in Deed of Trust: Funding Partners, LP

Holder of Lien: Sharon K. Chiesl, heir of Eileen Catina

Property described in Deed of Trust:

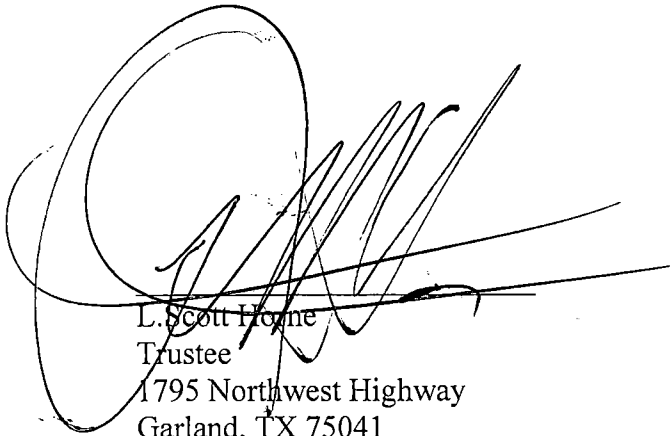
Lot 12, Block B, Bellaire Terrace Addition, an Addition to the City of Lancaster, Dallas County, Texas, according to the Map thereof recorded in Volume 72094, Page 1559, of the Map Records Dallas County, Texas; More commonly know as 741 Lindenwood Lancaster, Texas.

Said Deed of Trust is recorded under Document No. 20100004303 in the Deed of Trust Records of Dallas County, Texas.

EXECUTED this 15th day of December 2025

2025 DEC 16 AM 9:23
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

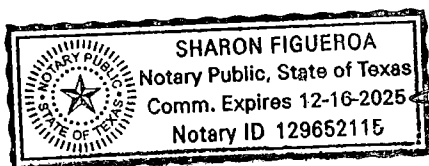
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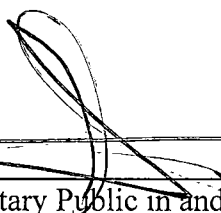

L. Scott Horne
Trustee
1795 Northwest Highway
Garland, TX 75041
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 15th day of December 2025, by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

10

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 6TH day of JULY, 2022, MIGUEL RODRIGUEZ PALACIOS, executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure C & S LOWE PROPERTIES, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 202200186032, of the Deed of Trust records of Dallas County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

6th
NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3RD day of ~~JUNE, 2025~~ ^{JANUARY 2026}, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courthouse, 600 Commerce, in Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 7, BLOCK C, OF LANCASTER HILLS ADDITION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGE 127, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 711 YALE DRIVE, LANCASTER, TEXAS.

WITNESS MY HAND, the 11 day of DECEMBER, 2025.


DARRIN W. STANTON, TRUSTEE

