

Notice of Substitute Trustee's Sale

Date: December 12, 2025

Substitute Trustee:

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

Substitute Trustee's Address:

8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

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

Note: Note dated April 4, 2025, in the amount of \$159,750.00

Deed of Trust

Date: April 4, 2025

Grantor: Maria Julia De La Garza

Original Mortgagee: Trident Realty Investments LLC

Recording information: Recorded on April 8, 2025, under Clerk's Instrument No. 202500070652 of the official public records of Dallas County, State of Texas.

Property: Lot 7, Block 9, NORTH MEADOWBROOK ESTATES, THIRD FILING, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-33, Page 21, Deed Records of Tarrant County, Texas.

Commonly Known As: 1315 Eastern Heights Dr, Mesquite, TX 75149

County: Dallas County

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

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

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

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

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

David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, Leslie Shuler, Robin Shelton, Cole Emert as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

A handwritten signature in black ink, appearing to read "Cole Emert", written over a horizontal line.

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

EXHIBIT A

Being Lot 11 in Block B of EASTERN HEIGHTS ADDITION, FIRST INSTALLMENT, an Addition to the City of Mesquite, Texas, according to the Map thereof recorded in Volume 42, Page 81, Map Records of Dallas County, Texas.

Commonly known as 1315 Eastern Heights Dr., Mesquite, TX 75149.

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 DEC 16 AM 11:32

STATE OF TEXAS §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
KNOW ALL MEN BY THESE PRESENTS:
BY _____ DEPUTY

WHEREAS, by that one certain Deed of Trust dated July 26, 2022, and recorded as Instrument No. 202200205827, Real Property Records, Dallas County, Texas (the "Deed of Trust"), SIG Management LLC, a Texas limited liability company, and Tony Saad ("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 July 26, 2022, in the original principal amount of \$500,000.00 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.

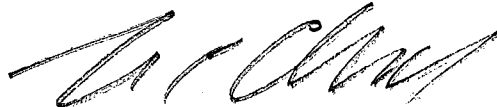
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

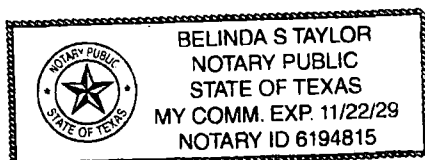
SUBSTITUTE TRUSTEE:



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.




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"

612 W Main St

Lot 7-A, Block 7, WILLIAM CARTER, JR. SUBDIVISION, an Addition to the City of Mesquite, Dallas County, Texas, according to the Map or Plat recorded in Volume 73089, Page 2359, Plat Records of Dallas County, Texas.

The Real Property or its address is commonly known as 612 W Main St., Mesquite, TX 75149, and is the same tract described as Tract 2 in that certain Deed of Trust recorded as Instrument No. 202200205827, Real Property Records, Dallas County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 14, 2025

NOTE: Real Estate Note described as follows:

Date: November 5, 2024
Maker: Wildcat Lending Fund One, LP
Payee: Yehonatan Debotton
Original Principal Amount: \$280,000.00

DEED OF TRUST:

Date: November 5, 2024
Grantor: Yehonatan Debotton
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202400231296 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Yehonatan Debotton

PROPERTY: The real property described as follows:

LOT 27, BLOCK H, OF CREEK CROSSING ESTATES NO. 3, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 86225, PAGE 4577, OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

BY _____
DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2025 DEC 16 AM 11:02

FILED



4860948

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
4600 Fuller Ave., Suite 400
Irving, Texas 75038

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

Date: January 6, 2026

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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.

NOTICE

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

RECITALS

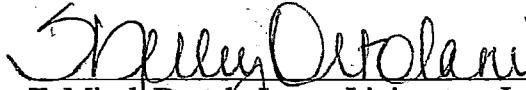
Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested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

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

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee's sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to

the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of December 14, 2025.

A handwritten signature in cursive script, reading "Shelley Ortolani", written over a horizontal line.

T. Micah Dortch, Lance Livingston, Luisa Ulluela,
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

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **Joe Marcus Ramirez** dated August 17, 2023, and duly filed for record on August 30, 2023, in the Office of the County Clerk of Dallas County, Texas under Dallas County Clerk's **Instrument No. 2023-202300175145** of the Official Public Records of Dallas County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Dallas County, Texas, to-wit:

Lot 21, Block 37, NORTHRIDGE ESTATES NO. 2, an addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 24, Page 111 of the Map and/or Plat Records of Dallas County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

**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, or
Jeff Benton**

FILED
2025 DEC 16 AM 11:01
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed



of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

JANUARY 6, 2026 .

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:

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 Commissioner's Court

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refiled may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will 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 terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

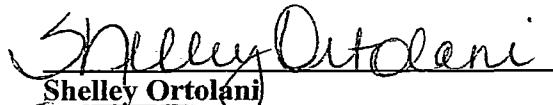
PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF

ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

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.



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, or

Jeff Benton

Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

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.

FILED

2025 DEC 16 AM 9:23

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

DEPUTY

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

THE 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.

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate L.Scott Horne as Substitute Trustee to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under section 51.002 Texas property code as amended, and to proceed with a foreclosure of the Deed of Trust line securing the payment of the note.

WHEREAS, default has occurred in the payment of said herein referenced indebtedness and the same is now wholly due and the Mortgagee has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

Notice is hereby given that on Tuesday, the 6th day of January 2026 the undersigned will conduct a Substitute 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 substitute trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.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: April 28, 2024

Maker: Juan Antonio Maciel Ortega and Laura Narvaez

Original Trustee named in Deed of Trust: Teresa A. Myers

Appointed Substitute Trustee: L. Scott Horne

Original amount of Secured Indebtedness: \$265,500.00

Original Beneficiary named in Deed of Trust: Bennett Oputa

Property described in Deed of Trust:

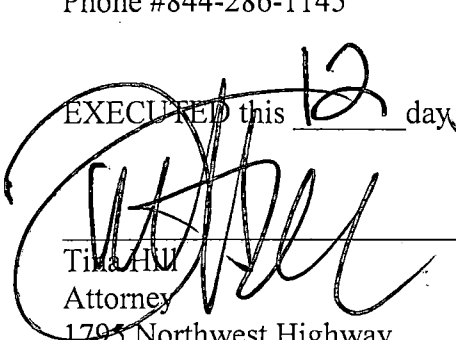
Lot 7, Block 7, Skyline Addition, a subdivision in the City of Mesquite, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 47, Page 165, of the Map and/or Plat records of Dallas County, Texas. **More commonly known as 2314 Candleberry Drive, Mesquite, Texas.**

Said Deed of Trust is recorded under **Document No. 202300083774** in the Deed of Trust Records of Dallas County, Texas.

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. August REI LLC, Mortgage Servicer, is representing the current mortgagee and their address is :

August REI LLC
3960 Broadway Blvd., Ste 107
Garland, TX 75043
Phone #844-286-1145

EXECUTED this 12 day of December, 2025


Tina Hill
Attorney

1795 Northwest Highway
Garland, TX 75041
972-271-1700

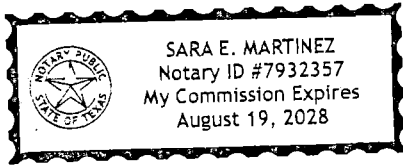
ACKNOWLEDGMENT

THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 12th day of December, 2025, by Tina Hill, known to me personally or by driver's license, in the capacity therein stated.



A large, stylized handwritten signature in black ink, appearing to be "S. Martinez", written over a horizontal line.

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

FILED

NOTICE OF FORECLOSURE SALE

2025 DEC 16 PM 12:39

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

The following capitalized terms, as used in this document, shall have the meanings as set forth below:

Borrower: LIMON INVESTMENTS, LLC

Lender: MUSTANG CREDIT SOLUTIONS, LLC

Note: Promissory Note dated April 21, 2023, in the original principal amount of \$161,000.00, executed by Borrower as maker and payable to the order of Lender

Deed of Trust: Deed of Trust – Security Agreement – Financing Statement dated April 21, 2023, executed by Borrower to Original Trustee, recorded April 25, 2023 as Document Number 202300079917, Official Public Records of Dallas County, Texas

Property: See Exhibit A

Original Trustee: Andrew C. Devine
 4400 W. Vickery Blvd.
 Fort Worth, TX 76107

Substitute Trustee: Hunter P. Harvison or Gregory W. Monroe
 1612 Summit Ave., Suite 100
 Fort Worth, Texas 76102

Sale Date: January 6, 2026

Earliest Time
For Sale: 10:00 a.m. on the Sale Date

County: Dallas County, Texas

Designated
Sale Area: 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

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

A. Under the terms of the Deed of Trust, the Property was conveyed in trust to Original Trustee for the benefit of the holder of the Note to secure, among other obligations, the payment of the Note.

B. Default has occurred under the terms of the Note and the Deed of Trust. The indebtedness evidenced by the Note has either matured or has been accelerated in accordance with the terms of the Note and the Deed of Trust and as provided by law, and is now fully due and payable.

C. Lender appoints Substitute Trustee as the trustee under the Deed of Trust pursuant to this notice.

D. Lender requested the Substitute Trustee to sell the Property in the manner provided in the Deed of Trust and as required by law to satisfy, in whole or in part, the obligations secured by the Deed of Trust.

NOW, THEREFORE, notice is hereby given that a Substitute Trustee under the Deed of Trust will sell the Property by public sale at auction at the Designated Sale Area and on the Sale Date described above to the highest bidder for cash. Such public sale will begin no earlier than the Earliest Time for Sale described above and no later than three hours after that time. NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE OR SHALL BE MADE REGARDING THE PROPERTY AS TO MERCHANTABILITY, HABITABILITY, FITNESS FOR PURPOSE, WORKMANSHIP, OR QUALITY, AND NO POLICY OF TITLE INSURANCE WILL BE FURNISHED TO THE PURCHASER.

Those desiring to purchase the Property will need to demonstrate to the Substitute Trustee their ability to pay their bid in cash or cash equivalents (funds capable of being verified or certified by the Substitute Trustee, at the sole discretion of the Trustee) without delay if their bid is accepted. The purchase price is due and payable without delay on acceptance of the bid or within such reasonable time (not less than 1 hour from the closing of the auction) as may be agreed upon by the purchaser and the Substitute Trustee, at the Substitute Trustee's sole discretion.

The foreclosure sale / trustee's sale will be made expressly subject to all governmental and regulatory restrictions, if any, including zoning requirements, prior liens and encumbrances, restrictions, and other exceptions to title that are recorded in the public records and the real property records of Dallas County, Texas or otherwise known by purchaser. Prospective bidders are strongly urged to examine the applicable property records and public records to determine the nature and extent of such matters, if any. Any purchaser of the Property at this foreclosure sale (i) acquires the Property "as is" without any expressed or implied warranties, and at the purchaser's own risk; and (ii) is not a consumer.

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

Notice pursuant to Section 51.002, Texas Property Code: "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."

[Signature Page Follows]

EXECUTED on December 16, 2025.

Hunter P. Harvison

Hunter P. Harvison
ATTORNEY

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on December 16, 2025, by Hunter P. Harvison, Attorney.

Amy Deatherage
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hunter P. Harvison
Baker Monroe Huston, PLLC
1612 Summit Ave., Suite 100
Fort Worth, Texas 76102

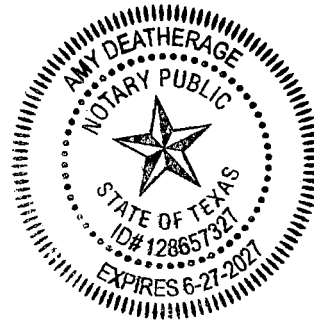


EXHIBIT A

The Property

Lot 20, Block B of VALLEY VIEW HEIGHTS ADDITION, an addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 30, Page 161 of the Map and/or Plat Records of Dallas County, Texas.

Also known as 827 Powell Cir, Mesquite, TX 75149.

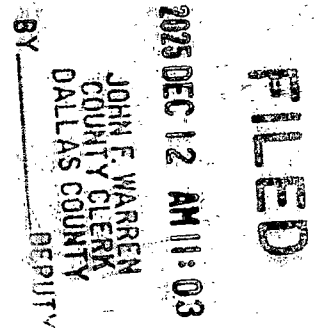
Notice of Trustee's Sale

Date: December 12th, 2025

Trustee: Bette Stanford
9308 Vinewood Dr
Dallas, TX 75228
469.831.6456

Lender: John M. Stanford

Note: Original amount \$78,500.00 dated May 19th, 2004



Deed of Trust

Date: May 19th, 2004

Grantor: Lee Womack and LaShonda Barnett-Womack

Lender: John M. Stanford

Recording information: Deed of Trust recorded Vol 103 Page 05586 DRDCT

Property: Being Lot 27 in Block 18 of Casa View Heights No.15, an Addition to the City of Mesquite, Texas, according to the Revised Map thereof recorded in Volume 29, Page 233, Map Records of Dallas County, Texas.

County: Dallas

Date of Sale (first Tuesday of month): January 6th, 2025

Time of Sale: 1PM

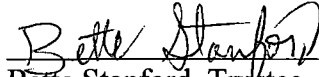
Place of Sale: Dallas County, in the area outside of the Northside of the George Allen Courts Building facing Commerce Street, below the overhang or as designated by the County Commissioners.

Bette Stanford is Trustee under the Deed of Trust/Lender has appointed Bette Stanford as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

"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 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 is given that on the Date of Sale, Trustee will offer the Property "AS IS" for sale at public auction at the Place of Sale, to the highest bidder for cash. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Bette Stanford, Trustee

Appointment of Substitute Trustee

Date: December 12th, 2025

Borrower: Lee Womack and LaShonda Barnett-Womack

Borrower's Address: 4245 Dumont
Mesquite, TX 75150

Lender: John M. Stanford

Lender's Address: 9308 Vinewood Dr., Dallas, TX 75228 Dallas County

Holder: John M. Stanford

Holder's Address: 9308 Vinewood Dr., Dallas, TX 75228 Dallas County

Substitute Trustee: Bette Stanford

Substitute Trustee's Address: 9308 Vinewood Dr, Dallas, TX 75228 Dallas County

Deed of Trust

Date: May 19th, 2004

Grantor: Lee Womack and LaShonda Barnett-Womack

Lender: John M. Stanford

Recording information: Deed of Trust recorded in Vol 103 Page 05586

Property: Being Lot 27 in Block 18 of Casa View Heights No.15, an Addition to the City of Mesquite, Texas, according to the Revised Map thereof recorded in Volume 29, Page 233, Map Records of Dallas County, Texas.

The Deed of Trust allows Lender to remove the trustee and appoint a substitute trustee. Lender removes the present trustee and appoints Substitute Trustee as the trustee under the Deed of Trust. Lender directs Substitute Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the state of Texas.


John M. Stanford