

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 DEC 15 AM 9:03

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF DALLAS

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JOHN C. WARREN
CLERK
DALLAS COUNTY

BY _____ DEPUTY

WHEREAS, by that one certain Deed of Trust effective August 15, 2023, and recorded as Instrument No. 202300170598, Official Public Records, Dallas County, Texas (the "Deed of Trust"), Rene Osman Avila and Edith Montes, as Grantor ("Grantor"), conveyed to L. Scott Horne, Trustee ("Trustee") for the benefit of AD Buys Houses LLC ("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 Real Estate Lien Note effective August 15, 2023, in the original principal amount of \$350,000.00, executed by Grantor and made payable to the order of Beneficiary (the "Note"); 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, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, 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, L. Scott Horne, 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 Aimee E. Marcotte or Cheyenne A. Haddad were appointed as Substitute Trustee in the place and stead of the said L. Scott Horne, 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 Aimee E. Marcotte or Cheyenne A. Haddad, 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 Aimee E. Marcotte or Cheyenne A. Haddad, 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

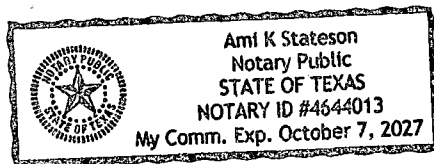
WITNESS MY HAND this 15th day of December, 2025.

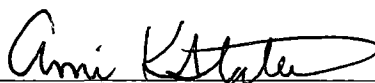
SUBSTITUTE TRUSTEE:


Matthew T. Taplett

STATE OF TEXAS §
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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:**

AD Buys Houses LLC
c/o Andrew DeVlieger
1416 Lamp Post Lane
Richardson, Texas 75080
(616) 835-1170

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

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

EXHIBIT "A"

LOT 18, BLOCK 17, GREENWOOD HILLS ADDITION, INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 43, PAGE 147, OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS