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2025 JUN -6 PM 12:07

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY THE STATE OF TEXAS
COUNTY OF DALLAS

NOTICE OF TRUSTEE'S SALE

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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 is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time, and place specified in this notice.

DATE OF SALE: Tuesday, the 1st day of July, 2025.

TIME OF SALE: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale will commence is 10:00 a.m., and the sale will commence no later than 12:59 p.m.

PLACE OF SALE: Dallas County Courthouse, George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, at the area at the George Allen Courts Building designated by the Commissioner's Court, Dallas County, Texas, where the foreclosures are to take place, such area is on the North Side of the Building facing 600 Commerce Street below the overhang.

INFORMATION REGARDING THE LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Condominium Declaration for Quorum View Condominiums, recorded under Document No. 198301343621 in the Official Public Records of Dallas County, Texas, (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

INDEBTEDNESS SECURED: Pursuant to the *Condominium Declaration for Quorum View Condominiums*, recorded under Document No. 198301343621 in the Official Public Records of Dallas County, Texas, (the "Declaration"), Quorum View Owners Association, Inc. (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of Quorum View Owners Association, Inc. (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

APPOINTMENT OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Trustee

DATE: May 15, 2025.

NAME OF TRUSTEE: Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

The Property is a condominium unit in Quorum View Owners Association, Inc. (the "Project") and is subject to the Condominium Declaration for Quorum View Condominiums, (the "Declaration").

Salih Jusufovic and Neda Jusufovic ("Debtors") are the owners of the Property pursuant to an Warranty Deed with Vendor's Lien recorded at Document No. 200000926139, Official Public Records, Dallas County, Texas;

The Declaration establishes Quorum View Owners Association, Inc. (the "Association"), an association as that term is used in the Texas Uniform Condominium Act, to manage and administer the affairs of the Project and authorizes the Association to impose maintenance assessments upon all owners of the condominium units in the Project to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of the Project (the "Assessments");

The Declaration and/or the Texas Uniform Condominium Act creates an express contractual lien on each condominium unit in the Project to secure the payment of any due but unpaid Assessments owed by any unit owner (the "Lien") and authorizes the Association to enforce such Lien through nonjudicial foreclosure;

The Declaration and/or the Texas Uniform Condominium Act provides that by accepting a deed to his or her condominium unit, such owner shall be deemed to have expressly granted to the Association a power of sale upon his or her unit to secure payment of the Assessments thereafter imposed upon such owner and without other formality than executing an instrument in writing, the Association shall have the right to appoint a successor or trustee to exercise the power of sale;

Debtors have failed to pay the Assessments imposed by the Association;

The Association has requested that Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, act as trustee pursuant to the Appointment of Trustee, sell the Property, and apply the proceeds of such sale in accordance with the provisions of the Declaration. Pursuant to section 51.009 of the Texas Property Code, the sale of the Property will be AS IS condition, without any express or implied warranties, and subject to any prior encumbrances to title filed of record and/or expressly set forth in the Declaration.

Therefore, at the date, time, and place set forth above, the undersigned, as Trustee, will conduct the sale of the Property as a public auction to the highest bidder for cash pursuant to the terms of the Declaration, subject to all prior encumbrances (including but not limited to prior liens), easements, restrictive covenants, liens, rights of parties in possession, mineral interests and leases,

and other matters affecting title to the Property that would be shown by a review of the Official Public Records of Dallas County, Texas, or by an on-the-ground inspection of the Property.

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any 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 or any Substitute Trustee.

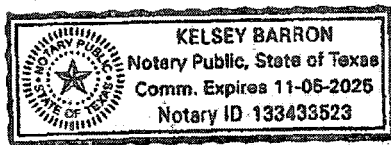
Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish to obtain more information regarding your rights as a debtor, please visit: <https://www.consumerfinance.gov/>. Additionally, should you dispute all or any part of the sums set forth above please email debtverification@caglepugh.com.

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 3rd day of June, 2025.

Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, any to act as trustee

THE STATE OF TEXAS §
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COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 3rd day of June, 2025, by Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, Trustee.



Notary Public Signature

NAME AND ADDRESS OF TRUSTEE:

Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, any to act as trustee

CAGLE PUGH

4301 Westbank Drive, Building A, Suite 150,
Austin, Texas 78746

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 2835 KELLER SPRINGS RD #1206, CARROLLTON, TEXAS 75006

BEING UNIT 78 BUILDING L, OF THE QUORUM VIEW CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF CARROLLTON, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION FILED FOR RECORD ON JULY 11, 1983 AND RECORDED IN VOLUME 83134, PAGE 3, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, AS AFFECTED BY INSTRUMENTS RECORDED IN VOLUME 85196, PAGE 2207, VOLUME 88106, PAGE 4481, VOLUME 93242, PAGE 1143 AND VOLUME 99034, PAGE 638 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND TOGETHER WITH EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT AND BUILDING, ALL AS DESCRIBED IN SAID DECLARATION.

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FILED

NOTICE OF SALE

2025 JUN -4 PM 1:07

STATE OF TEXAS

COUNTY OF DALLAS

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

BY _____ DEPUTY

WHEREAS, 1925 BELT LINE ROAD HOLDING LLC, (the "Mortgagor") executed and delivered to F-T Service Corp., Trustee for THE ED RACHAL FOUNDATION, a certain Deed of Trust, Security Agreement & Financial Statement dated July 25, 2022, which instrument is recorded at Instrument No. 202200204545, of the Official Records of Dallas County, Texas, covering the hereinafter described property; and

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deed of Trust, Security Agreement & Financial Statement, and The Ed Rachal Foundation, the present Beneficiary, has instructed the undersigned Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust, Security Agreement & Financial Statement and the law, and after giving such other notices as required by law, the undersigned Trustee, or any successor Substitute Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust, Security Agreement & Financial Statement the hereinafter described property at the place in Dallas County, Texas, designated by the Commissioner's Court of such County where sales are to take place, on the 1st day of July, 2025, to-wit:

- (a) The land and easement located in Dallas County, Texas more particularly described as follows:

See EXHIBIT "A" hereto attached.

- (b) All buildings, structures and other improvements now or hereafter situated on said land and easement.
- (c) All of the Mortgagor's right, title and interest in and to the rights and appurtenances in any way belonging or appurtenant to said land and easement including, without limitation: (i) strips and gores, if any, adjacent or contiguous to the land; (ii) any land lying in or under the bed of any street, alley, road, creek or stream running through, abutting or adjacent to the land; (iii) any riparian or water rights appurtenant to the land relating to surface or subsurface waters; and (iv) easements, rights of ingress and egress and reversionary interests benefitting or serving the land.
- (d) All fixtures, equipment, systems, including lighting, ventilating, incinerating, water heating, air conditioning, heating, plumbing, refrigerating and air cooling systems, machinery, furniture, furnishings, appliances, and building materials, owned by the

Mortgagor and now attached to, affixed to, located on or situated within, or severed from the said land and easement estates or the improvements thereon, and all replacements thereof, substitutions therefor, additions thereto, and proceeds and products thereof, including without limitation, all rights, titles and interests of the Mortgagor now owned or hereafter acquired in and to any of such personal property that may be subject to any title retention or security agreement superior in lien or security interest to the lien or security interest of the Deed of Trust.

- (e) All permits, licenses, franchises, certificates, certificates of occupancy, development rights, commitments, connections and other rights and privileges obtained in connection with the said land and easement or the improvements thereon, including without limitation those for utilities (fresh, waste and storm water, drainage and detention, gas, electric, cable, fiber optic, telephone, water wells and septic systems).
- (f) Contracts and Rights. All rights, but not liability for any breach by the Mortgagor, under all agreements, contracts and commitments, insurance policies, architectural, engineering, construction, management, leasing, service, utility, and other contracts, including any property maintenance or management agreement and any post-closing rights under the contract or contracts pursuant to which the Mortgagor acquired the said land and easement and general intangibles (including but not limited to goodwill, trademarks, trade names and symbols) related the said land and easements. Estates, the improvements or the fixtures thereon, or to the design, construction, use or operation thereof.
- (g) All deposits (including the Mortgagor's rights in tenant's security deposits and deposits with respect to utility services to the land and easement or improvements), money, accounts, instruments, documents, notes and chattel paper arising from or by virtue of any transactions related to the sale of the land and easement estates improvements or fixtures thereon, together with any and all tax and/or insurance escrow accounts and/or reserve accounts required under the provisions of any of the loan documents executed in connection with the Deed of Trust, Security Agreement & Financing Statement.

The earliest time at which the sale will occur will be 10:00 o'clock a.m., and the sale will be conducted not later than three hours after that time, such hours being between 10:00 a.m. and 1:00 p.m. Further, the sale will be held at the place designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

This sale shall be subject to those reservations, matters and exceptions, if any, set forth in the said Deed of Trust, Security Agreement & Financial Statement to the extent such are still in force and effect.

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 this 29th day of May, 2025.

F-T SERVICE CORP.

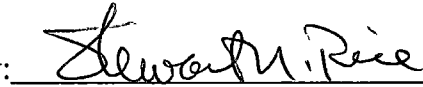
Trustee

555 N. Carancahua, Suite 1510

Corpus Christi, Texas 78401

Phone: (361) 888-9201

By: _____



Stewart N. Rice

President

EXHIBIT "A"

TRACT 1 (Fee Simple):

Being a part of Lot 1, of DALLAS COUNTY STATE BANK ADDITION, an Addition to the City of Carrollton, Dallas County, Texas, according to the Plat thereof recorded in Volume 71187, Page 2169 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete for corner in the curving west right-of-way line of Milam Way, a 60 foot right-of-way, at the northeast corner of said Lot 1 and at the southeast corner of Lot 3, Block L, of METRO ADDITION, an Addition to the City of Carrollton, Dallas County, Texas, according to the Plat thereof recorded in Volume 87087, Page 5983 of the Map Records of Dallas County, Texas;

THENCE in a southwesterly direction along a curve to the right having a central angle of 29 deg. 13 min. 56 sec., a radius of 220.00 feet, a tangent of 57.37 feet, along said right-of-way line, an arc distance of 112.24 feet to a 1/2" iron rod found for corner;

THENCE S. 36 deg. 56 min. 10 sec. W. along said right-of-way line, a distance of 76.49 feet to an "X" found chiseled in concrete for corner;

THENCE in a southwesterly direction along a curve to the left having a central angle of 37 deg. 00 min. 00 sec., a radius of 280.00 feet, a tangent of 93.69 feet, a chord of S. 18 deg. 26 min. 10 sec. W., 177.69 feet, along said right-of-way line, an arc distance of 180.82 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 03 min. 50 sec. E. along said right-of-way line, a distance of 14.00 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 56 min. 10 sec. W. a distance of 28.28 feet to a 1/2" iron rod found for corner in the north right-of-way line of E. Beltline Road, a 100 foot right-of-way;

THENCE S. 89 deg. 56 min. 10 sec. W. along said right-of-way line, a distance of 209.42 feet to a 1/2" iron rod found for corner in the west line of said Dallas County State Bank Addition;

THENCE N. 00 deg. 03 min. 50 sec. W. along the west boundary line of said Addition, a distance of 366.26 feet to an "X" found chiseled in concrete for corner at the northwest corner of said Addition;

THENCE N. 89 deg. 56 min. 10 sec. E. along the north boundary line of said Addition, a distance of 374.11 feet to the POINT OF BEGINNING and containing 104,918 square feet or 2.41 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TRACT 2 (Easement):

Being a part of Block L, of METRO ADDITION, an Addition to the City of Carrollton, Dallas County, Texas, according to the Plat thereof recorded in Volume 68172, Page 2398, of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Josey Lane, a 100 foot right-of-way, said point being SOUTH, a distance of 170.00 feet from the intersection of the east right-of-way line of Josey Lane with the south right-of-way line of Walnut Plaza, a 60 foot right-of-way;

THENCE N. 89 deg. 56 min. 10 sec. E. a distance of 250.00 feet to a 1/2" iron rod found for corner;

THENCE SOUTH a distance of 400.00 feet to a point for corner in parking lot;

THENCE S. 89 deg. 56 min. 10 sec. W. a distance of 250.91 feet to a 1/2" iron rod found for corner in the curving east right-of-way line of Josey Lane;

THENCE in a northeasterly direction along a curve to the left having a central angle of 01 deg. 39 min. 51 sec., a radius of 2010.58 feet, a tangent of 29.20 feet, a chord of N. 00 deg. 53 min. 44 sec. E., 58.40 feet, along said right-of-way line, an arc distance of 58.40 feet to a point for corner;

THENCE NORTH along said right-of-way line, a distance of 341.61 feet to the POINT OF BEGINNING and containing 100,018 square feet or 2.30 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

TRACT 3 (Easement):

Being Lots 1, 2 and 3, Block L of a replat of 9.270 acre portion of Block L, Metro Addition, an Addition to the City of Carrollton, Dallas County, Texas, according to the Plat thereof recorded in Volume 87087, Page 5983 of the Map Records of Dallas County, Texas.