

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: June 2, 2025

DEED OF TRUST:

Date: May 4, 2022

Grantor: ENTERTAINMENT FINANCE GROUP, INC.

Grantor's County: DALLAS

Beneficiary: BAY MOUNTAIN FUND I LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JAMIE DWORSKY, JANET PINDER, BRANDY BACON, ANGELA COOPER, ANDREW MILLS-MIDDLEBROOK and JEFF BENTON

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 202200128312, Real Property Records, Dallas County, Texas.

PROPERTY:

LOT 1488, LAKE RIDGE, SECTION 21, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2002163, PAGE 17; MAP RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 2002183, PAGE 315, DEED RECORDS, DALLAS COUNTY, TEXAS.

Commonly known as 2659 Creekwood Drive, Cedar Hill, Texas 75104.

NOTE SECURED BY DEED OF TRUST:

FILED
2025 JUN -3 AM 10:41
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Date: May 4, 2022

Original Principal Amount: \$112,500.00

Holder: BAY MOUNTAIN FUND I LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 1st day of July, 2025.

PLACE OF SALE OF PROPERTY:


County Courthouse of Dallas County, Dallas, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, ED HENDERSON, MICHELLE
SCHWARTZ, GUY WIGGS, DAVID
STOCKMAN, DONNA STOCKMAN, JAMIE
DWORSKY, JANET PINDER, BRANDY
BACON, ANGELA COOPER, ANDREW MILLS-
MIDDLEBROOK and JEFF BENTON
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

7B

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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

Borrower: Cindy M. Johnson

Lender: Pinnacle Bank, successor through acquisition of Woodhaven National Bank

Note: "Promissory Note" dated May 22, 2007, executed by Cindy M. Johnson as Borrower and delivered to Woodhaven National Bank-Northeast, a branch of Woodhaven National Bank, now known as Pinnacle Bank as Payee in the original principal amount of \$776,000.00.

Deed of Trust: Deed of Trust dated May 22, 2007, executed by Cindy M. Johnson as Grantor granting Woodhaven National Bank-Northeast, a branch of Woodhaven National Bank, now known as Pinnacle Bank a security interest in certain real property to secure repayment of the Note and which instrument is recorded at Document instrument number 20070188068 of the Real Property Records of Dallas County, Texas.

Property: All of the property described in Exhibit A attached hereto and incorporated fully herein by reference, together with all improvements thereon, all personal property related thereto and all and singular the rights and appurtenances to the same belonging or in anywise incident or appertaining.

Original Trustee: Ron J. Casey

Substitute Trustee: Justin Rader, Russell A. Devenport and/or Sarah Kline Carmichael, either of them to act.

FILED
2025 MAY 30 AM 10:16
JOHN F. ARREH
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

**Address of
Substitute Trustee:**

777 Main Street
Suite 2700
Fort Worth, Texas 76102

Sale Date:

July 1, 2025, which is the first Tuesday of said month.

**Earliest Time
For Sale:**

10:00 o'clock a.m. on the Sale Date with the sale to take place between 10:00 am and 4:00 pm; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

County:

Dallas County, Texas.

**Designated
Sale Area:**

The foreclosure sale will be conducted at public venue in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas, Dallas County, Texas being the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if the preceding described area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court to hold such sales in accordance with Texas Property Code § 51.002;

Address: George L. Allen, Sr. Courts Building, 600 Commerce Street, Dallas, Texas 75202.

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. Pinnacle Bank is the legal owner and holder of the indebtedness evidenced by the Note and secured by the Deed of Trust.

C. 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.

D. By written instrument entitled to appoint a substitute trustee which was recorded at the Real Property Records of Dallas County, Texas, (Instrument number 202500097225) Pinnacle Bank appointed the Substitute Trustee to assume the powers of and to act in the place and stead of Original Trustee under the Deed of Trust, the

appointment being in the manner authorized by the Deed of Trust. Pinnacle Bank also 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 the undersigned, as the 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 (3) 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 PURCHSER.

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

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against the Lender, the Borrower, the Lender's attorney or the Substitute Trustee.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the public sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the currently scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. Any such reposting or refiling may be after the Sale Date set forth herein.

Notice is further given, that except to the extent that the Substitute Trustee may bind and obligate Pinnacle Bank to warrant title to the Property under the Deed of Trust, pursuant to § 51.009 of the Texas Property Code, the Property will be sold in an "as is" and "where is" condition. Conveyance of the Property will be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable governmental records to determine the nature and extent of any title issues, liens, encumbrances or property taxes related to the Property and should independently satisfy themselves regarding the nature of the Property and its physical condition prior to the sale.

The name and address of the sender of this Notice of Substitute Trustee's Sale
is:

Russell A. Devenport
McDonald Sanders, P.C.
777 Main Street, Suite 2700
Fort Worth, Texas 76102

The real property components and the personal property components of the
Property will be sold together at the non-judicial foreclosure sale described above, as
permitted by Section 9.604 of the Texas Business and Commerce Code, as amended.

EXECUTED on May 30, 2025.

SUBSTITUTE TRUSTEE



Russell A. Devenport, Substitute Trustee

EXHIBIT A

Being Lot 5, in Block A, of THE RIDGE AT WINDMILL HILL, PHASE I, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map thereof, recorded in Volume 2004164, Page 6, of the Map Records of Dallas County, Texas.

which currently has the address of

1420 Windmill Hill Lane
Cedar Hill, Texas 75104
["Property Address"]

25-276534

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: September 22, 2004	Original Mortgagor/Grantor: CHARLENE HARRIS AND WILLIAM HARRIS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.	Current Beneficiary / Mortgagee: BANK OF AMERICA, N.A.
Recorded in: Volume: N/A. Page: N/A. Instrument No: 4855895	Property County: DALLAS
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 29601

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$69,121.00, executed by CHARLENE HARRIS and payable to the order of Lender.

Property Address/Mailing Address: 429 KENYA ST, CEDAR HILL, TX 75104

Legal Description of Property to be Sold: BEING LOT 8, BLOCK K OF THE HIGHLANDS NO. 3, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80092, PAGE 470, MAP RECORDS, DALLAS COUNTY, TEXAS.

Date of Sale: JULY 01, 2025	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *BANK OF AMERICA, N.A.*, the owner and holder of the Note, has requested John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky whose address is 1 MAUCHLY IRVINE, CA 92618 OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



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 *BANK OF AMERICA, N.A.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky whose address is 1 MAUCHLY IRVINE, CA 92618 OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, 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 John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky whose address is 1 MAUCHLY IRVINE, CA 92618 OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.


SUBSTITUTE TRUSTEE

John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky OR Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

TS No.: 2025-00740-TX
25-000484-673

FILED

2025 MAY 29 AM 9:12

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Notice of [Substitute] Trustee Sale

BY

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: 07/01/2025

Time: The sale will begin at 01:00 PM or not later than three hours after that time

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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 424 ROUND ROCK ROAD, CEDAR HILL, TX 75104

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/31/2005 and recorded 06/09/2005 in Book 2005112 Page 13734 Document 3385891, real property records of Dallas County, Texas, with **LAWANDA NEWMAN AKA LA WANDA NEWMAN, A SINGLE WOMAN** grantor(s) and **LONG BEACH MORTGAGE COMPANY, A CORPORATION** as Lender, U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for **SACO I TRUST 2005-WM3 Mortgage-Backed Certificates, Series 2005-WM3** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **LAWANDA NEWMAN AKA LA WANDA NEWMAN, A SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of \$27,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank Trust Company, National Association, as trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for SACO I TRUST 2005-WM3 Mortgage-Backed Certificates, Series 2005-WM3** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2025-00740-TX
25-000484-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT 15, BLOCK 6 OF HERITAGE ADDITION PHASE II, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99082, PAGE 32, MAP RECORDS, DALLAS COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation
PO BOX 24605
West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

TS No.: 2025-00740-TX
25-000484-673

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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: 05/22/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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 5/29/25 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.

Certificate of Posting

FILED

Notice of Trustee's Sale

2025 JUN -2 PM 2:13

Date: May 23, 2025

Trustee: Kim R. Thorne

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Trustee's Address: 123 W. Main St, 3rd Floor, Grand Prairie, Dallas County, TX 75050

Mortgagee: Catalyst Resource Group, Inc. dba DFW Specialty Lending

Mortgagee's Address: 223 E Greenbriar Lane, Dallas, Dallas County, TX 75203

Note: \$115,500

Deed of Trust

Date: September 2, 2022

Grantor: Asset Discovery, LLC, a Texas limited liability company

Mortgagee: Catalyst Resource Group, Inc. dba DFW Specialty Lending

Recording information: Deed of Trust filed as Instrument Number 202200246488 in the Official Public Records of Dallas County, Texas; Modification and Extension Agreement filed as Instrument Number 202300208221 in the Official Public Records of Dallas County, Texas.

Property: Being Lot 24 of Shadycreek Estates Addition an addition to the City of Cedar Hill, Dallas County, Texas, according to the Map recorded in Volume 78166, Page 2262, Map Records of Dallas County, Texas, save and except deed recorded in Clerk's File No. 200600102811, Real Property Records, Dallas County, Texas. Property address is 125 E Pleasant Run Rd, Cedar Hill, Texas

County: Dallas

Date of Sale (first Tuesday of month): July 1, 2025


Time of Sale: 10:00 a.m. – 1:00 p.m.

Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

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.

Kim R. Thorne is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, 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. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


Kim R. Thorne
Thorne & Skinner
123 W. Main St, 3rd Floor
Grand Prairie, TX 75050
972.264.1614

BY  DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

FILED

Notice of Trustee's Sale

2025 JUN -2 PM 2:13

Date: May 23, 2025

Trustee: Kim R. Thorne

FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Trustee's Address: 123 W. Main St, 3rd Floor, Grand Prairie, Dallas County, TX 75050

Mortgagee: Catalyst Resource Group, Inc. dba DFW Specialty Lending

Mortgagee's Address: 223 E Greenbriar Lane, Dallas, Dallas County, TX 75203

Note: \$568,750.00

Deed of Trust

Date: September 7, 2022

Grantor: Asset Discovery, LLC, a Texas limited liability company

Mortgagee: Catalyst Resource Group, Inc. dba DFW Specialty Lending

Recording information: Deed of Trust filed as Instrument Number 202200246477 in the Official Public Records of Dallas County, Texas; Modification and Extension Agreement filed as Instrument Number 202300208222 in the Official Public Records of Dallas County, Texas.

Property: Being Lot 25 of Shadycreek Estates Addition, an addition to the City of Cedar Hill, Dallas County, Texas, according to the Map recorded in Volume 78166, Page 2262, Map Records of Dallas County, Texas. Property address is 135 E Pleasant Run Rd, Cedar Hill, Texas.

County: Dallas

Date of Sale (first Tuesday of month): July 1, 2025


Time of Sale: 10:00 a.m. – 1:00 p.m.

Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

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.

Kim R. Thorne is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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Kim R. Thorne
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123 W. Main St, 3rd Floor
Grand Prairie, TX 75050
972.264.1614