

HM Executive Homes, Inc., Noteholder
August REI, LLC., Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Florencio Resendiz Martinez
Ana Karina Rojas Morales
1107 Galloway Ave., Dallas, TX 75216

Sent via first class mail and CMRR # 9489 0178 9820 3039 9608 45 on 06.10.2025

2025 JUN 10 AM 11:39

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Florencio Resendiz Martinez and Ana Karina Rojas Morales executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201800317164, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of July, 2025

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in 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 no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

BEING LOT 2, IN BLOCK F/3396, OF BRENTWOOD, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 414, MAP RECORDS OF DALLAS COUNTY, TEXAS.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

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.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

Plan B Home Holdings, LLC, a Texas Limited Liability Company, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Jose Alberto Garduno Santibanez

Perla Yerania Ramos

4520 Wedgecrest Dr., Dallas, TX 75232

Sent via first class mail and CMRR # 9489 0178 9820 3039 9608 69 on 06.10.2025

2025 JUN 10 AM 11:39
JOHN E. JARREAN
COUNTY CLERK
DALLAS COUNTY
BY _____
DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Jose Alberto Garduno Santibanez and Perla Yerania Ramos executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202200162116, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of July, 2025

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in 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 no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 17, Block X/6048, of OAK PARK NORTH, an Addition to the City of Dallas, Texas, According to the Map thereof recorded in Volume 87002, Page 5269, of the Map Records of Dallas County, Texas. Commonly Known as: 4520 Wedgecrest Drive, Dallas, Texas 75232.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

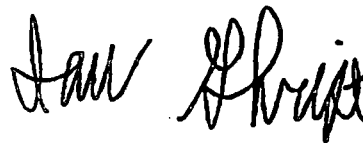
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FDRE INC, an Oregon corporation, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Texan Modern Properties, LLC
3010 LBJ Freeway 1200, Dallas, TX 75234
Sent via first class mail and CMRR # 9489 0178 9820 3039 9609 06 on 06.10.2025

2025 JUN 10 AM 11:39

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

Texan Modern Properties, LLC
10704 Coogan Dr., Dallas, TX 75229
Sent via first class mail and CMRR # 9489 0178 9820 3039 9608 83 on 06.10.2025

Texan Modern Properties, LLC
3658 MIDPINES DR
DALLAS, TX 75229 – 2612
Sent via first class mail and CMRR # 9489 0178 9820 3039 9609 20 on 06.10.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Texan Modern Properties, LLC and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202200158911, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of July, 2025

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in 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 no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 1, Block 24/6461, WALNUT HILLS 3RD INSTALLMENT, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat recorded in Volume 23, Page 217, Map and/or Plat Records of Dallas County, Texas., and more commonly known as 10704 Coogan Dr., Dallas, TX 75229-4954

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

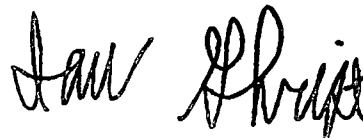
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.




Ian Ghrist, Richard Ramsey
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

Hawkeye One Enterprises Inc, a Florida corporation, Noteholder
Ghrist Law Firm PLLC (hereinafter "Attorney")

FILED
2025 JUN 10 AM 11:39

Sherlock Houses LLC, a Texas limited liability company
2609 Leicester Drive, Carrollton, TX 75006

Sent via first class mail and CMRR # 9489 0178 9820 3039 9607 84 on 06.10.2025 
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Sherlock Houses LLC, a Texas limited liability company and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 2023 - 202300221479, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of July, 2025

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in 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 no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Being Lot 1B in Block 7880 of R.D.C. ADDITION NO. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002135, Page 106 of the Map or Plat Records of Dallas County, Texas.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

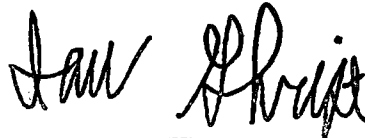
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, M. Asad Haq
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

Seniortex Residential Care, LLC, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Joel Avendado

Consuelo Fernandez Avendado

8022 Komalty Dr., Dallas, TX 75217

Sent via first class mail and CMRR # 9489 0178 9820 3039 9607 22 on 06.10.2025

2025 JUN 10 AM 11:39

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Joel Avendado and Consuelo Fernandez Avendado executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202000233859, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of July, 2025

Time: The sale shall begin no earlier than 12:00 P.M.. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in 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 no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Lot 14, Block 12/6262, Newman Park Addition, First Installment, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 26, Page 115, Map Records, Dallas County, Texas Also known as: 8022 Komalty Drive, Dallas, TX 75217

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

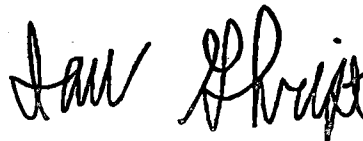
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

Golden Falls Properties, LP, Noteholder
August REI , LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Iinocencio Fraga Juarez
Maria C. Ramirez
6303 Lovett Ave Dallas, TX 75227

Sent via first class mail and CMRR # 9480 0178 9820 3039 9607 08 on 06.10.2025

FILED

2025 JUN 10 AM 11:39

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Iinocencio Fraga Juarez and Maria C. Ramirez executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201400301082, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of July, 2025

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in 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 no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

LOT 1, BLOCK 16/5810, OF PEACOCK TERRACE ADDITION, AN ADDITION TO THE CITY F DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 338, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 6303 LOVETT A VENUE, DALLAS, TEXAS.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

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. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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Ian Ghrist, Richard Ramsey, M. Asad Haq
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

Notice of Foreclosure Sale

June 7, 2025

FILED
2025 JUN 10 PM 12:05

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: June 9, 2021

Grantor: JLopez Investment Services LLC

Trustee: Charles H. Newman

Lender: T & S Solutions, Inc.

Recorded in: Instrument No. 202100174078 of the real property records of Dallas County, Texas

Legal Description: Lot No. 12, Block No. 6/6315, of BRUTON TERRACE NO. 4, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 30 at Page 75, of the Map Records of Dallas County, Texas

Property Address: 1927 Riverway Drive, Dallas, TX 75217

Secures: Promissory Note ("Note") in the original principal amount of \$160,000.00, executed by JLopez Investment Services LLC ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

Substitute Trustee's Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, July 1, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: 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

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 T & S Solutions, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, T & S Solutions, Inc., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of T & S Solutions, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with T & S Solutions, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If T & S Solutions, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by T & S Solutions, Inc.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, Substitute 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 Substitute 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.

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.



Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446



Craig C. Lesok
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

FILED

Notice of Foreclosure Sale

June 9, 2025

2025 JUN 10 PM 12:05

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: September 30, 2022

Grantor: Carlos Alberto Pasillas Barrios and Xochilt Yesenia Rodriguez Villalobos

Trustee: J. Mark Riebe

Lender: TexasBank

Recorded in: Instrument No. 202200262107 of the real property records of Dallas County, Texas

Legal Description: Lot 3, Block 5/8292, HIGHLAND HILLS NO. 8, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat recorded in Volume 49, Page 135, Map Records of Dallas County, Texas

Property Address: 6508 La Grange Drive, Dallas, TX 75241

Secures: Promissory Note ("Note") in the original principal amount of \$180,000.00, executed by Carlos Alberto Pasillas Barrios and Xochilt Yesenia Rodriguez Villalobos ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

Substitute Trustee's
Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Nominee for Lender/
Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS")

Nominee for Lender/
Beneficiary's Address: P.O. Box 2026, Flint, MI, 48501

Foreclosure Sale:

Date: Tuesday, July 1, 2025

Time: The sale of the Property will be held between the hours of 10:00

A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: 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

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 TexasBank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, TexasBank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of TexasBank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TexasBank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Nominee for Lender/ Beneficiary is representing TexasBank in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with TexasBank. The address of Nominee for Lender/ Beneficiary is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If TexasBank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by TexasBank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, Substitute 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 Substitute 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.

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 NOMINEE FOR LENDER/ BENEFICIARY.



Craig C. Lesok
Attorney for Lender
SBOT No. 24027446



Craig C. Lesok
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

Notice of Foreclosure Sale

June 10, 2025

Deed of Trust ("Deed of Trust"):

Dated: February 22, 2023

Grantor: Jose Abraham Rosales Tovar and Rebeca Garcia De La Torre

Trustee: J. Mark Riebe

Lender: TexasBank

Recorded in: Document No. 202300034902 of the real property records of Dallas County, Texas

Legal Description: Being Lot 27, Block 7/5957, WESTERN PARK ADDITION NO. 2, INSTALLMENT NO. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 46, Page 113, Map Records of Dallas County, Texas

Property Address: 4665 Bonanza Lane, Dallas, TX 75211

Secures: Promissory Note ("Note") in the original principal amount of \$207,000.00, executed by Jose Abraham Rosales Tovar and Rebeca Garcia De La Torre ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

Substitute Trustee's
Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Nominee for Lender/

Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS")

Nominee for Lender/

Beneficiary's Address: P.O. Box 2026, Flint, MI, 48501

Foreclosure Sale:

Date: Tuesday, July 1, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the

FILED

2025 JUN 10 PM 12:05

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: 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

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 TexasBank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, TexasBank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of TexasBank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TexasBank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Nominee for Lender/ Beneficiary is representing TexasBank in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with TexasBank. The address of Nominee for Lender/ Beneficiary is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If TexasBank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by TexasBank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, Substitute 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 Substitute 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.

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 NOMINEE FOR LENDER/ BENEFICIARY.



Craig C. Lesok
Attorney for Lender
SBOT No. 24027446



Craig C. Lesok
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

BEING LOT 6, BLOCK 31/8605, OF WOODBERRY CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOLUME 2004029, PAGE 74, OF THE PUBLIC RECORDS OF DALLAS COUNTY, TEXAS. WHICH IS CURRENTLY HAS THE ADDRESS OF: 7021 WAX BERRY DR., DALLAS, TEXAS 75249 ("PROPERTY ADDRESS")

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: July 1, 2025

Time: The sale shall begin no earlier than 11:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: DALLAS County, on the north side of George Allen Courts Building facing Commerce Street below the overhang, Dallas, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest 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 section 51.0075(a) of the Texas Property Code; Substitute 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 Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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. Prospective bidders are advised to conduct an independent investigation of the property.

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2025 JUN 10 AM 11:39

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY


Pursuant to section 51.0075 of the Texas Property Code, the 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.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Azthlan Estrada ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated May 3, 2018 and executed by Debtor in the Original Principal Amount of \$175,114.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated May 3, 2018, designating Michael H. Patterson as the Original Trustee and is recorded in the office of the County Clerk of DALLAS County, Texas, under Instrument No. 201800139455, of the Real Property Records of DALLAS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 5th Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.**

DATED June 10, 2025



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Richard E. Anderson, Ray Vela, Cesar DelaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **March 18, 2024**, **JIREH INVESTMENTS TEAM, LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$185,500.00**, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded **under clerk's file number 202400058426** in the **Real Property Records of Dallas County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Lot 11 in Block 3/6716 of Lake June Terrace No. 1, an addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 48, Page 145 of the Map Records of Dallas County, Texas, commonly known as 10061 Neosho Drive, Dallas, Texas 75217; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Jeff Benton, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

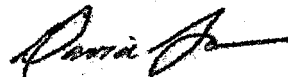
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Jet Lending, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, July 01, 2025**, being the first Tuesday of such month, at the county courthouse of **Dallas County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **11 AM**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, July 01, 2025**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of June 10, 2025.



Signature

David Garvin, Substitute Trustee

Printed Name

Matter No. 2026

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED
2025 JUN 10 AM 11:39
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Dallas §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **July 1, 2025**

Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.

Place: **Dallas County Courthouse in Dallas, Texas**, at the following location: the area designated by the Commissioners Court of Dallas, Dallas County, Texas, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the 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.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall 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.

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

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4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Craig Benjamin, Metro Financial and Investment Services, Inc.**
5. Obligations Secured. The Deed of Trust is dated **February 17, 2023**, and is recorded in the office of the County Clerk of **Dallas County, Texas**, in/under **2023-202300032583, Official Public Records of Dallas County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$280,000.00**, executed by **Craig Benjamin, Metro Financial and Investment Services, Inc.**, and payable to the order of **Housemax Funding, LLC**, a Texas Limited Liability Company.

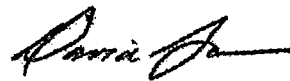
Original Mortgagee: Housemax Funding, LLC, a Texas Limited Liability Company.

Current Mortgagee of Record: Tryon Street Acquisition Trust I whose address is **55 Beattie Place, Suite 100, Greenville, SC 29601-2743**.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Clare V. Cougill
Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED June 9, 2025.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard,
Substitute Trustee
c/o Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: (713) 244-1360

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.

EXHIBIT "A"
LEGAL PROPERTY DESCRIPTION

Being a Part of Lots 16 and 17, Block 14/865, of Graves Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 181, Page 450, Map Records of Dallas County, Texas and being described as follows:

Beginning at a point in the Northeast line of Bourbon Street and in the Southwest line of Lot 16, which point is 30 feet Southeasterly along said line from the West corner of said Lot 16;

Thence Northeasterly parallel with the Northwest line of said Lot 16, a distance of 105 feet and 5 inches to a point for corner;

Thence Southeasterly parallel with the Southwest line of said Lots 16 and 17, a distance of 30 feet to a point for corner;

Thence Southwesterly parallel with the Northwest line of said Lot 17, a distance of 104 feet 9 inches to a point for corner in the Southwest line of said Lot 17;

Thence Northwesterly along the Southwest line of Lots 16 and 17, a distance of 30 feet to the Place of Beginning.

SAVE and EXCEPT therefrom the following described property;

Being 110 square feet of land more or less, out of and part of Lot 16, Block No. 14, of Graves Heights Addition to the City of Dallas, according to the plat thereof recorded in Volume 181, Page 450, Deed Records, Dallas County, Texas; said 100 square feet of land being out of that part of Lot 16 conveyed to A.J. Jordan by Deed recorded in Volume 2783, Page 351, Deed Records, Dallas County, Texas; and said 110 Square feet of land out of Lot 16, being more particularly described as follows:

Beginning in the existing Northeast line of Bourbon Street at the West corner of the Tract of land conveyed to said Jordan by the above mentioned deed, said corner West being 105.4 feet South 53 deg. 39 min. West from the North corner of said Jordan Tract of land;

Thence North 53 deg. 38 min. East along the Northwest line of said Jordan tract of land for a distance of 11.0 feet;

Thence South 07 deg. 33 min. 18 sec. East a distance of 22.82 feet to a point in the Northeast line of Bourbon Street;

Thence North 36 deg. 22 min. West along the Northeast line of Bourbon Street for a distance of 20.0 feet to the Place of Beginning and containing 110 square feet of land more or less.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

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

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 OF SUBSTITUTE TRUSTEE'S SALE

DATE: JUNE 10, 2025

NOTE: Note described as follows:

Date: MAY 6, 2022
Maker: CHRIS HOWELL FOUNDATION
Payee: SIMMONS BANK
Original Principal Amount: \$75,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 6, 2022
Grantor: DOMINIQUE MICHELE BRYANT-HOWELL
Trustee: MARK A. CRAWFORD
Beneficiary: SIMMONS BANK
Recorded: DOCUMENT NO. 202200194299, Real Property Records, DALLAS County, Texas

2025 JUN 10 AM 11:38
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY CL

FILED

LENDER: SIMMONS BANK

BORROWER: CHRIS HOWELL FOUNDATION

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances

and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

JULY 1, 2025, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In DALLAS County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the 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.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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, I, as Substitute Trustee, or any other substitute trustee Lender 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.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 6, 2022
Grantor: DOMINIQUE MICHELE BRYANT-HOWELL
Trustee: MARK A. CRAWFORD
Beneficiary: SIMMONS BANK
Recorded: DOCUMENT NO. 202200194299, Real Property Records, DALLAS County, Texas

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

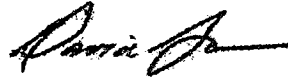
Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of JUNE 10, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: /s/ Michael P. Menton
Name: Michael P. Menton, Attorney for
SIMMONS BANK

Notice of Sale executed by:

A handwritten signature in black ink, appearing to read "David Garvin", is written over a horizontal line.

Name: David Garvin

Substitute Trustee

P:\crd\SIMMONS BANK\25-1023 HOWELL\JULY 2025\NOTICE OF FORECLOSURE.doc

EXHIBIT A

BEING LOT 23, BLOCK C/6868, OF HIGHLAND HILLS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 42, PAGE 129, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS

FILED

Notice of Substitute Trustee's Sale

Date: June 9, 2025 2025 JUN 10 AM 11:38

Substitute Trustee:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

David Garvin, Brandy Bacon, Michelle
Schwartz, Guy Wiggs, David Stockman,
Donna Stockman, Janet Pinder, Jamie
Dworsky, Angela Cooper, Kelly Goddard, Cole
Emert

Substitute Trustee's Address:

Foreclosure Services, LLC
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 July 19, 2024, in the amount of \$604,800.00.

Deed of Trust

Date: July 19, 2024

Grantor: Aariah Stone LLC

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

Recording information: Recorded on July 22, 2024, under Clerk's Instrument No.
202400145930 of the official public records of Dallas
County, Texas

PROPERTY:

**BEING LOT 5 IN BLOCK J/6133 OF LAKE TERRACE ADDITION, AN ADDITION TO
THE CITY OF DALLAS, ACCORDING TO THE MAP THEREOF RECORDED IN
VOLUME 21, PAGE 77, MAP RECORDS, DALLAS COUNTY, TEXAS.**

Commonly known as: 9805 Bluff Dale Dr, Dallas, TX 75218

County: Dallas County

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

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.

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.

Mortgagee David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, 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.



David Garvin, Brandy Bacon, Michelle Schwartz,
Guy Wiggs, David Stockman, Donna Stockman,
Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly
Goddard, Cole Emert

FILED

Notice of Substitute Trustee's Sale

2025 JUN 10 AM 11:38
Date: June 9, 2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
Substitute Trustee:
BY _____ DEPUTY

**David Garvin, Jeff Benton, Brandy Bacon,
Michelle Schwartz, Guy Wiggs, David
Stockman, Donna Stockman, Janet Pinder,
Jamie Dworsky, Angela Cooper, Kelly
Goddard, 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 May 26, 2023, in the amount of \$430,000.00

Deed of Trust

Date: May 26, 2023

Grantor: Darrion Butler Realty and Associates LLC

Original Mortgagee: Trident Realty Investments Atlas SPV, LLC

Recording information: Recorded on May 30, 2023, under Clerk's Instrument No. 202300105565 of the official public records of Dallas County Texas.

Property: Lot 19, in Block K/7526, of Sixteenth Installment of Lake Highlands Estates, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 26, Page 119, Map Records of Dallas County, Texas.

Commonly Known As: 10669 Larchfield Ln, Dallas, TX 75238

County: Dallas County

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

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.

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.

Mortgagee David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, 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 cursive script, appearing to read "Cole Emert", written in dark ink.

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

FILED

Notice of Substitute Trustee's Sale

Date: 2025 JUN 10 AM 11:38
June 9, 2025

Substitute Trustee: JOHN E. WARREN
TREASURER/CLERK
DALLAS COUNTY
BY _____ DEPUTY

**David Garvin, Jeff Benton, Brandy Bacon,
Michelle Schwartz, Guy Wiggs, David
Stockman, Donna Stockman, Janet Pinder,
Jamie Dworsky, Angela Cooper, Kelly
Goddard, 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 December 6, 2023, in the amount of \$337,400.00

Deed of Trust, Assignment of Rents and Security Agreement and Fixture Filing

Date: December 6, 2023

Grantor: Darrion Butler Realty and Associates LLC

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

Recording information: Recorded on December 7, 2023, under Clerk's Instrument
No. 202300246271 of the official public records of Dallas
County, State of Texas.

Property: Lot 3 in Block 10/3451, Sunset Hill Addition, an Addition to the City of Dallas,
Texas, according to the Map thereof recorded in Volume 1, Page 328, Map Records, of Dallas
County, Texas.

Commonly Known As: 818 Hollywood Ave, Dallas, TX 75208

County: Dallas County

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

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.

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.

Mortgagee David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, 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.



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

7B

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: June 10, 2025

SUBSTITUTE TRUSTEE: 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 COOPER, CAROL DUNMON, PAYTON HREHA, JEFF BENTON, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: November 27, 2024

Grantor: M. EVERETT ENDEAVORS, LLC a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202400243099, Official Public
Records, Dallas County, Texas

Property:

Lot Five (5), in Block D/1543, of El Dorado, an Addition in the City of Dallas, Dallas County, Texas, according the Map or Plat thereof, Recorded Volume 0000001, Page 00167, of the Map or Plat Records of the Dallas County, Texas.

NOTE:

Date: November 27, 2024

Amount: \$242,250.00

Debtor: M. EVERETT ENDEAVORS, LLC a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:



FILED
2025 JUN 10 AM 11:04
JOHN WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Tuesday, July 1, 2025, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

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.

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.

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.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: June 10, 2025

SUBSTITUTE TRUSTEE: 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 COOPER, CAROL DUNMON, PAYTON HREHA, JEFF BENTON, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: February 24, 2025

Grantor: M. EVERETT ENDEAVORS, LLC a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202500041355, Official Public
Records, Dallas County, Texas

Property:

Lot 38, in Block 2248, of ERVAY PLACE ADDITION, an addition to the City of Dallas, Dallas County, Texas, according the map or plat thereof recorded in/under Volume 1, Page 443, of the Map Records of Dallas County, Texas.

NOTE:

Date: February 24, 2025

Amount: \$443,000.00

Debtor: M. EVERETT ENDEAVORS, LLC a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:



FILED
2025 JUN 10 AM 11:04
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

Tuesday, July 1, 2025, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

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.

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.

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.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

NOTICE: 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 §

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

Date of Sale: July 1, 2025.

Time of Sale: The sale will begin at ten o'clock a.m. (10:00 a.m.) or not later than three hours after that time, being one o'clock p.m. (1:00 p.m.).

Place of Sale: Dallas County Courthouse, at the following location: the area outside on the north side of the George Allen Courts Building facing 600 Commerce St, Dallas, TX 75202, below the overhang, or as 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. Because of default in performance of the obligations of the DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING described below, Substitute Trustee will sell the real property described below by public auction to the highest bidder for cash or certified funds at the place and date specified to satisfy the debt secured by the Instrument to be Foreclosed, as more particularly described below. The sale will begin at the earliest time stated above or within three hours after that time.

Terms of Sale: Cash or certified funds.

Instrument to be Foreclosed: DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING, dated January 11, 2024, and recorded at Document No. 202400008289 in the Official Public Records of Dallas County, Texas, with J.H.L CONSULTING, LLC, as Grantor, and Easy Street Capital, LLC, as Mortgagee (the "Deed of Trust").

Obligations Secured: Real Estate Lien Note:
 Dated: January 11, 2024
 Maker: J.H.L CONSULTING, LLC, a Texas Limited Liability Company
 Holder: Easy Street Capital, LLC, a Texas Limited Liability Company
 Principal Amount: \$675,000.00

FILED
2025 JUN 10 AM 10:23
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY CLERK

Property to Be Sold: Lot 13, Block 6/6439, THIRD INSTALLMENT OF THE KENILWORTH ESTATES ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 37, Page 143, Plat Records, Dallas County, Texas; known locally as 3667 Northaven Road, Dallas, TX 75229.

Substitute Trustee: M. Matthew Williams
Trustee's Address: 248 Addie Roy Road, Suite B204
Austin, Texas 78746
Telephone (Office): (512) 902-1554
Email address: matt@williamslawfirmtexas.com; and

Substitute Trustee: Nick Messina
Lovein Ribman, P.C.
1225 S. Main Street, Suite 200
Grapevine, Texas 76051
Telephone (Office): (817) 442-5106
Email address: nmessina@loveinribman.com

Mortgagee: Easy Street Capital, LLC,
a Texas Limited Liability Company

Mortgagor: J.H.L CONSULTING, LLC
a Texas Limited Liability Company

PURSUANT TO SECTION 51.0076 OF THE TEXAS PROPERTY CODE, 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.

Default has occurred under the Obligations Secured because Mortgagor has failed to make required payments under the Note. The Mortgagee hereby appoints M. Matthew Williams and/or Nick Messina, having the street addresses stated above, as Substitute Trustee for the purpose of foreclosing said Deed of Trust against the Property.

Pursuant to the provisions of the Instrument to be Foreclosed, the Deed of Trust, Substitute Trustee, as defined herein, on behalf Mortgagee, hereby gives notice that the Property will be sold on the Date of Sale, specified above, at public auction to the highest bidder for cash or certified funds, and said auction is to occur at the Place of Sale, at the Time of Sale, being a time no earlier than ten o'clock a.m. (10:00 a.m.) nor later than one o'clock p.m. (1:00 p.m.). Contemporaneous with this notice being posted, Mortgagor is being duly notified of the Mortgagee's notice of foreclosure being posted, as required by law.

Notice is further given that sale of the Property is "as is and where is" and without any representations or warranties whatsoever expressed or implied regarding its condition; all of which are expressly disclaimed.

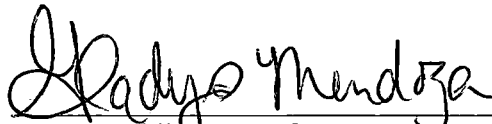
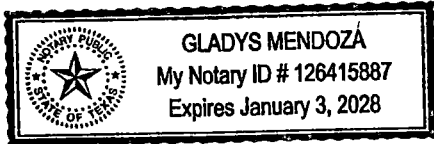
EXECUTED this 10th day of June 2025.



M. Matthew Williams or Nick Messina,
Substitute Trustee and Attorney for Mortgagee,
EASY STREET CAPITAL, LLC
c/o Law Firm of M. Matthew Williams, PLLC
248 Addie Roy Road, Suite B204
Austin, Texas 78746

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was sworn and subscribed before me on June 10, 2025, by Nick Messina.


Notary Public, State of Texas

My commission expires: 01/03/28

Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: June 10, 2025

Type of Security

Instrument: Deed of Trust

Date of Instrument: July 25, 2023

Debtor: Raw Equity Group, LLC dba RAW Acquisitions a Texas LLC

Original Trustee: Lui Barkkume

Substitute Trustee: J.N. Richards Law, P.C.

Current Beneficiary: Matthew Barkkume and Lui Barkkume as to an Undivided Interest of (38.00%), Timothy and Teodora Livengood as to an Undivided Interest of (38.00%), and Murray SOLO 401k Trust as to an Undivided Interest of (24.00%)

County of Property: Dallas County, Texas

Recording Information: Dallas County Real Property Records Document Number 202300148889

Property Description:

LOT 39, IN BLOCK 2/8193, OF PRESTONWOOD NO. 22, SECTION TWO, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 77199, PAGE 1396, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (MORE COMMONLY KNOWN AS 6622 BRENTFIELD DRIVE, DALLAS, TEXAS 75248).

Date of Sale of Property: July 1, 2025

Earliest Time of Sale

of Property: The sale shall begin no earlier than 1:00 P.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: North side of the George Allen Courts Building facing Commerce Street, located at 600 Commerce Street, Dallas, Texas 75202, or any other place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Debtor, the (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 Lien. The sale will begin at the earliest time stated above and within three hours after that time.

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

2025 JUN 10 AM 9:52
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

**THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR
MORTGAGE SERVICER.**

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE J.N. Richards Law, P.C., to act, as Substitute Trustee.**

**The address for the Substitute Trustee for
purposes of Section 51.0075(e) of the Texas
Property Code is:**

J.N. Richards Law, P.C.
c/o Nate Richards
407 E. Corsicana Street
Athens, Texas 75751
903-676-9202



James N. Richards
407 E. Corsicana Street
Athens, Texas 75751
Ph: 903-676-9202
Fx: 817-518-9286
Email: nate@jnr.law

Executed on June 10, 2025

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 SUBSTITUTE TRUSTEE'S SALE
UNDER DEED OF TRUST**

THE STATE OF TEXAS

§

COUNTY OF DALLAS

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RECITALS:

On March 1, 2022, Park West I LLC, a Delaware limited liability company, Park West II LLC, a Delaware limited liability company, Park West III LLC, a Delaware limited liability company, Park West IV LLC, a Delaware limited liability company, Park West VII LP, a Delaware limited partnership, Cedar Springs I LLC, a Delaware limited liability company, Cedar Springs II LLC, a Delaware limited liability company, Cedar Springs III LLC, a Delaware limited liability company, Cedar Springs V LLC, a Delaware limited liability company, and Cedar Springs VII LP, a Delaware limited partnership (individually or collectively, as the context may require, jointly and severally, the "Mortgagor"), executed and delivered to Chicago Title Insurance Company, as Trustee, a Deed of Trust, Security Agreement, Assignment of Leases and Fixture Filing (the "Deed of Trust") to secure unto CMTG Lender 87 LLC, a Delaware limited liability company ("Original Mortgagee"), among other indebtedness and obligations described therein, payment of the certain Promissory Note (the "Note") dated March 1, 2022, in the face principal amount of **\$122,000,000.00** executed by Mortgagor, payable to the order of Original Mortgagee as the same may have been renewed, extended, rearranged, and/or substituted from time to time. The Deed of Trust covers and affects, among other property, the real property located in Dallas County, Texas, described on Exhibit A attached hereto and hereby made a part hereof, together with all improvements and fixtures thereon and all rights, privileges, and appurtenances thereto. The Deed of Trust was filed for record in the Official Records of Dallas County, Texas ("Clerk's Office") under Instrument No. 202200058845. By this reference, the Deed of Trust is hereby incorporated herein for all purposes.

Original Mortgagee assigned all of its rights and interest in and to the Note, the Deed of Trust, and all liens and security interests securing the Note, to CMTG WF Finance LLC, a Delaware limited liability company, which assigned all of its rights and interest in and to the Note, the Deed of Trust, and all liens and security interests securing the Note, to CMTG JNP Finance LLC (as may be further assigned to one or more successors and/or assignees, the "Mortgagee"), under the terms of those certain respective Assignment of Deed of Trust, Security

2025 JUN -9 PM 2:21
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Agreement, Assignment of Leases and Fixture Filing dated March 16, 2022, and recorded in the Clerk's Office under Instrument No. 202200075245, and dated March 31, 2025, and recorded in the Clerk's Office under Instrument No. 202500065057. Mortgagee is the present legal and equitable owner and holder of the Note, the Deed of Trust, and all liens and security interests securing the Note.

By instrument filed of record in the Clerk's Office, Mortgagee removed Chicago Title Insurance Company as Trustee and removed each and every other previously designated or appointed original Trustee or Substitute Trustee and replaced each of them with Tai C. Tran as Substitute Trustee.

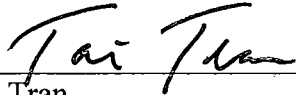
Mortgagee has requested that I, as Substitute Trustee, enforce the trust established by the Deed of Trust and foreclose on the property covered by the Deed of Trust, on account of one or more defaults in the obligations secured by the Deed of Trust.

In accordance with the foregoing, I hereby give notice as set forth below.

NOTICE:

Notice is hereby given that after due posting, filing, and service of this notice as required by the Deed of Trust and the law, Tai C. Tran, as Substitute Trustee, will sell the property described below at a public sale at auction to the highest bidder or bidders for cash, in Dallas County, Texas (the County in which the real property covered and affected by the Deed of Trust is situated). The sale will occur in the area designated by the commissioners' court of Dallas County, Texas as the area where such sales are to take place. The sale will begin no earlier than 10:00 a.m. CST, and no later than three hours after that time, on July 1, 2025 (the first Tuesday in the month of July 2025). At such public sale at auction, I will sell all of the real property described in and covered by the Deed of Trust located in Dallas County, Texas, together with all improvements and fixtures situated thereon and all and singular the rights, privileges, and appurtenances thereto, such real property being more particularly described on Exhibit A, hereto attached and hereby made a part hereof. Notice is also hereby given that in accordance with the provisions of the Texas Business and Commerce Code and the Deed of Trust, all furniture, equipment, machinery, and other items of personal property, tangible and intangible, and all rights, privileges, and appurtenances thereto, subject to the security interest of the Deed of Trust shall also be sold together with such real property.

Executed on June 9, 2025.



Tai C. Tran,
Substitute Trustee

ADDRESS OF SUBSTITUTE TRUSTEE:

Troutman Pepper Locke LLP
300 Colorado Street
Suite 2100
Austin, Texas 78701
Telephone No. (512) 305-4700

THE STATE OF TEXAS

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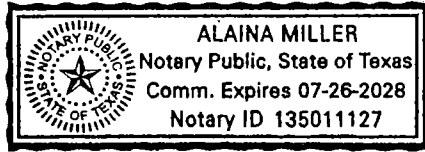
COUNTY OF TRAVIS

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This instrument was acknowledged before me on June 9, 2025, by Tai C. Tran, Substitute Trustee.

[SEAL]



A handwritten signature in cursive script, appearing to read "Alaina Miller".

Notary Public in and for the State of Texas

Exhibit A – Description of the Real Property

EXHIBIT A

"PW LAND":

BEING a 3.886 acre (169,282 square foot) tract of land situated in the William Grigsby Survey, Abstract No. 501 in the City of Dallas, Dallas County, Texas and being all of Lot 6B, Block H/1501 Douglas Park Addition, an addition to the City of Dallas according to the plat recorded in Instrument No. 201500251366 Official Public Records, Dallas County, Texas.

"CS LAND":

Lot 1A, Block A/1502, CEDAR KNIGHT RESIDENTIAL, an Addition to the City of Dallas, DALLAS County, Texas, according to the map or plat thereof recorded in Instrument No. 201000075057, of the Map Records of DALLAS County, Texas.

After recording, return to:

Troutman Pepper Locke LLP
300 Colorado Street, Suite 2100
Austin, Texas 78701
Telephone No. (512) 305-4700
Attention: Tai C. Tran, Esq.