

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

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COUNTY OF DALLAS

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RECITALS:

On February 17, 2022, Tides at North Dallas Owner, LLC ("Mortgagor"), a Delaware limited liability company, executed and delivered to Rebecca S. Conrad, as Trustee, a Deed of Trust, Security Agreement, Assignment of Leases and Fixture Filing (the "Deed of Trust") to secure unto CMTG Lender 91 LLC, a Delaware limited liability company ("Original Mortgagee"), among other indebtedness and obligations described therein, payment of the certain Promissory Note (the "Note") dated February 17, 2022, in the face principal amount of **\$28,478,925.00** 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. 202200047675. 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 that certain Assignment of Deed of Trust, Security Agreement, Assignment of Leases and Fixture Filing and Assignment of Assignment of Leases and Rents dated May 25, 2022, and recorded in the Clerk's Office under Instrument No. 202200155954, and that certain Assignment of Deed of Trust, Security Agreement, Assignment of Leases and Fixture Filing dated March 31, 2025, and recorded in the Clerk's Office under Instrument No. 202500069917. 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.

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

By instrument filed of record in the Clerk's Office, Mortgagee removed Rebecca S. Conrad 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.

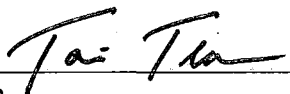
Mortgagee has requested that I, as Substitute Trustee, enforce the trust established by the Deed of Trust and foreclose on the property covered by the Deed of Trust, on account of one or more defaults in the obligations secured by the Deed of Trust.

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

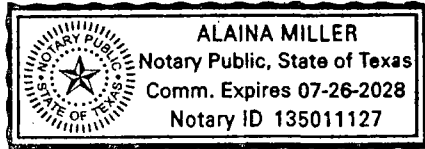
THE STATE OF TEXAS

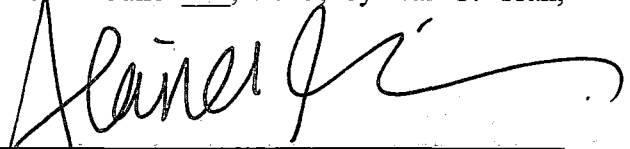
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COUNTY OF TRAVIS

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

[SEAL]





Notary Public in and for the State of Texas

Exhibit A – Description of the Real Property

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land situated in the Foster W. Dunaway Survey, Abstract No. 403 and being part of Lot 17, in Block E/7756, and all of Lots 13 and 14, in Block E/7756, Valley View Estates, an unrecorded subdivision in the City of Dallas and also being part of a tract of land conveyed to Charles O. Galvin as recorded in Volume 4972, Page 606, Deed Records, Dallas County, Texas, and also being all of three tracts of land conveyed to W.E. Graham, et ux, by James Edward Hostler, et ux, as recorded in Volume 5201, Page 388, Deed Records, Dallas County, Texas and being more particularly described as follows:

Beginning at an iron rod found in the Northwest line of North Central Expressway, said point being in the Southwest line of Lot 16 in said addition, said point also being the most Northerly point of a tract of land conveyed to the State of Texas by Charles O. Galvin, et al, by deed recorded in Volume 230, Page 0222, Dallas County Deed Records;

Thence South 25 degrees 41 minutes West, along said Northwest line of North Central Expressway, 47.01 feet to a Texas Highway Dept. R.O.W. Monument found;

Thence South 42 degrees 42 minutes 50 seconds West, along said Northwest line of North Central Expressway, 134.80 feet to a Texas Highway Dept. R.O.W. Monument found at the beginning of a curve to the right having a central angle of 13 degrees 23 minutes 05 seconds and a radius of 1182.57 feet;

Thence along said Northwest line of North Central Expressway and along said curve, an arc distance of 276.26 feet to a Texas Highway Dept. R.O.W. Monument at end of said curve;

Thence South 87 degrees 44 minutes 20 seconds West along said Northwest line of North Central Expressway, 69.72 feet to a Texas Highway Dept. R.O.W. Monument found in the Northeast line of Lot 21;

Thence North 27 degrees 06 minutes 40 seconds West, along the said Northeast line of Lot 21, 221.32 feet to an iron rod found in the Southeast line of Lot 13;

Thence South 47 degrees 24 minutes 20 seconds West, 52.00 feet to an iron rod found for corner;

Thence South 64 degrees 51 minutes 50 seconds West, 60.80 feet to a point for corner;

Thence North 22 degrees 04 minutes 25 seconds West, along the Northeast line of Emily Road, 124.64 feet to an iron rod found for corner;

Thence North 56 degrees 19 minutes 35 seconds East, along the Southeast line of Emily Road, 124.64 feet to an iron rod found for corner;

Thence North 35 degrees 19 minutes 27 seconds East, along the said Southeast line of Emily Road, 46.40 feet to an iron rod found at the most Westerly corner of Lot 15;

Thence South 37 degrees 43 minutes 52 seconds East, along the said Southwest line of Lot 15, pass an iron rod at 346.24, a total distance of 361.24 feet to a point for corner;

Thence South 34 degrees 22 minutes 10 seconds West, along the said Northwest line of Lot 16, 19.34 feet to a point for corner;

Thence South 65 degrees 03 minutes 02 seconds East, along the aforementioned Southwest line of Lot 16, 274.76 feet to the Place of Beginning and containing 5.969 acres of land, more or less.

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.

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

§

§

RECITALS:

On February 4, 2022, Tides on Esperanza Owner, LLC ("Mortgagor"), a Delaware limited liability company, executed and delivered to Paula Hester, as Trustee, a Deed of Trust, Security Agreement, Assignment of Leases and Fixture Filing (the "Deed of Trust") to secure unto CMTG Lender 90 LLC, a Delaware limited liability company ("Original Mortgagee"), among other indebtedness and obligations described therein, payment of the certain Promissory Note (the "Note") dated February 4, 2022, in the face principal amount of \$44,768,100.00 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. 202200036204. 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 Agreement, Assignment of Leases and Fixture Filing dated May 25, 2022, and recorded in the Clerk's Office under Instrument No. 202200161993, and dated April 3, 2025, and recorded in the Clerk's Office under Instrument No. 202500067022. 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.

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

FILED

By instrument filed of record in the Clerk's Office, Mortgagee removed Paula Hester 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.

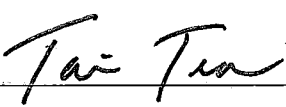
Mortgagee has requested that I, as Substitute Trustee, enforce the trust established by the Deed of Trust and foreclose on the property covered by the Deed of Trust, on account of one or more defaults in the obligations secured by the Deed of Trust.

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

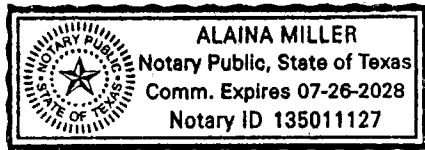
THE STATE OF TEXAS

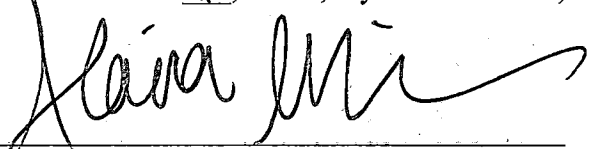
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COUNTY OF TRAVIS

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

[SEAL]





Notary Public in and for the State of Texas

Exhibit A – Description of the Real Property

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1

BEING ALL AT LOT 1, BLOCK D/7762 AT COPPER CREEK APARTMENTS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80160, PAGE 2102, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" IN THE EAST R.O.W. AT MAHAM ROAD AS WIDENED BY PLAT OF SAID COPPER CREEK APARTMENTS, SAID POINT AT BEING THE NORTHEASTERLY LINE OF A 100- FOOT WIDE DALLAS POWER & LIGHT COMPANY R.O.W.

THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG THE EAST R.O.W. AT MAHAM ROAD, A DISTANCE AT 385.90 FEET (PLAT CALL 385.40 FEET) TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF BLOCK 7761, CREEKSIDE NORTH APARTMENTS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 73005, PAGE 68, SAID MAP RECORDS:

THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS EAST, DEPARTING THE EAST R.O.W. OF MAHAM ROAD, AND ALONG THE COMMON LINE AT SAID LOT 1, AND SOUTH LINE OF SAID CREEKSIDE NORTH APARTMENTS, A DISTANCE OF 801.71 FEET TO A POINT FOR CORNER IN THE BED OF COTTONWOOD CREEK, SAME BEING THE NORTHEAST CORNER AT SAID LOT 1;

THENCE SOUTH 01 DEGREES 34 MINUTES 44 SECONDS WEST (PLAT CALL SOUTH 01 DEGREES 35 MINUTES 00 SECONDS WEST, 257.33 FEET) ALONG THE APPROXIMATE CENTERLINE OF COTTONWOOD CREEK, A DISTANCE AT 257.83 FEET TO A POINT FOR A CORNER,

THENCE SOUTH 11 DEGREES 51 MINUTES 00 SECONDS WEST, CONTINUING ALONG THE APPROXIMATE CENTERLINE AT COTTONWOOD CREEK, A DISTANCE OF 410.58 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, DEPARTING THE APPROXIMATE CENTERLINE AT COTTONWOOD CREEK, AND ALONG THE SOUTH LINE AT SAID LOT 1, SAME BEING THE NORTH LINE OF BLOCK B/7762, COTTONWOOD HILL ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72216, PAGE 2221, AFORESAID MAP RECORDS, A DISTANCE OF 456.32 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR THE SOUTHWEST CORNER AT SAID LOT 1, SAME BEING THE NORTHWEST CORNER AT

SAID BLOCK B/7762, COTTONWOOD HILL ADDITION, CORNER AND BEING IN THE NORTHEASTERLY LINE OF AFORESAID DALLAS POWER & LIGHT COMPANY R.O.W.;

THENCE NORTH 43 DEGREES 32 MINUTES 00 SECONDS WEST, ALONG THE COMMON LINE AT SAID LOT 1, AND THE NORTHEASTERLY LINE AT SAID DALLAS POWER AND LIGHT COMPANY R.O.W., A DISTANCE AT 363.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 469,430 SQUARE FEET OR 10.78 ACRES AT LAND.

TRACT 2

BEING A TRACT OF LAND SITUATED IN THE CHARLES DURGIN SURVEY, ABSTRACT NO. 416, CITY AT DALLAS AND BEING ALL OF BLOCK B/7762 AT COTTONWOOD HILL ADDITION, AN ADDITION AT THE CITY AT DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 72216, PAGE 2221, OF THE MAP RECORDS AT DALLAS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOR THE NORTHWEST CORNER AT BLOCK A/7762, AT SAID COTTONWOOD HILL ADDITION, SAME BEING IN THE EAST RIGHT-OF-WAY LINE OF MAHAM ROAD (A CALLED 50" RIGHT-OF-WAY AT THIS POINT), SAME BEING NORTH 00 DEGREES 18 MINUTES 24 SECONDS WEST. 956.91 FEET (PER DEED CALLS) FROM THE INTERSECTION AT THE NORTHWEST R.O.W. OF NORTH CENTRAL EXPRESSWAY AND THE EAST R.O.W. AT SAID MAHAM ROAD, AS DEDICATED BY SAID COTTONWOOD HILL ADDITION PLAT;

THENCE SOUTH 89 DEGREES 45 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF SAID BLOCK A/7762, PASSING AT A DISTANCE OF 112.20 FEET A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER AT SAID BLOCK A/7762, SAME BEING IN THE SOUTHWEST LINE OF DALLAS POWER & LIGHT COMPANY R.O.W. AND CONTINUING THROUGH SAID R.O.W. A TOTAL DISTANCE AT 249.15 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOR THE NORTHWEST CORNER AT SAID BLOCK B/7762, SAME BEING IN THE NORTHEAST LINE OF SAID DALLAS POWER & LIGHT COMPANY R.O.W. SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK D/7762, COPPER CREEK APARTMENTS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 80160, PAGE 2107, AFORESAID MAP RECORDS, SAME BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST (SOUTH 89 DEGREES 44 MINUTES 24 SECONDS EAST PER PLAT) ALONG THE COMMON LINE AT SAID BLOCK B/7762, AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 462.26 FEET TO A POINT FOR CORNER IN THE BED OF COTTONWOOD CREEK, SAME BEING THE NORTHEAST CORNER AT SAID BLOCK B/7762;

THENCE SOUTH 37 DEGREES 36 MINUTES 00 SECONDS WEST (SOUTH 37 DEGREES 48 MINUTES 36 SECONDS WEST PER PLAT), ALONG THE APPROXIMATE CENTERLINE OF SAID COTTONWOOD CREEK, A DISTANCE AT 414.74 FEET TO A POINT FOR CORNER IN THE BED OF COTTONWOOD CREEK, SAME BEING IN THE NORTHEAST LINE AT AFORESAID DALLAS POWER & LIGHT COMPANY R.O.W.;

THENCE NORTH 32 DEGREES 27 MINUTES 00 SECONDS WEST (NORTH 32 DEGREES 14 MINUTES 24 SECONDS WEST PER PLAT), ALONG THE COMMON LINE OF SAID BLOCK B/7762, AND THE NORTHEAST LINE OF SAID DALLAS POWER & LIGHT COMPANY R.O.W. A DISTANCE OF 389.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 76,002 SQUARE FEET OR 1.74 ACRES OF LAND.

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.

25TX255-0018
10455 BROCKBANK DR, DALLAS, TX 75229

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

BEING LOT 16-A, BLOCK 33/6461 OF WALNUT HILLS, FOURTH INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS; DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN VOLUME 34, PAGE 59, MAP RECORDS, DALLAS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated April 9, 2024 and recorded on April 15, 2024 as Instrument Number 202400075007 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

July 01, 2025, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by YOUNGER FUNDING & INVESTMENTS LLC secures the repayment of a Note dated April 9, 2024 in the amount of \$382,499.00. BFSR5, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2025 JUN -9 PM 1:10

FILED



4845051


Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jane Kline, Chasity Jewallen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jane Kline, Chasity Jewallen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

25TX255-0019
6630 KENWELL ST., DALLAS, TX 75209

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT NO. 27, IN BLOCK F/5699, OF SHANNON ESTATES, NO. 4, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 9, PAGE 207, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated April 24, 2024 and recorded on May 20, 2024 as Instrument Number 202400101870 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

July 01, 2025, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by YOUNGER FUNDING & INVESTMENTS LLC secures the repayment of a Note dated April 24, 2024 in the amount of \$573,750.00. BFSR5, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2025 JUN -9 PM 1:09

FILED

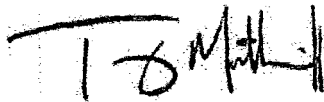


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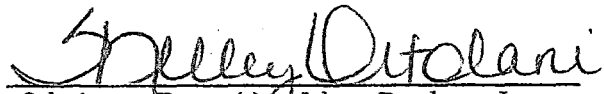
Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Janet Kline, Chasity Lewallen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Janet Kline, Chasity Lewallen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

25TX330-0020
13521 PURPLE SAGE RD, DALLAS, TX 75240

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN DALLAS COUNTY, TEXAS, AND BEING LOT 4 IN BLOCK 24/7497 OF THE SECOND INSTALLMENT OF SPRING VALLEY PARK, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 30, PAGE 87, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated December 20, 2023 and recorded on December 29, 2023 as Instrument Number 202300259955 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information: July 01, 2025, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by VIOTA USA LLC secures the repayment of a Note dated December 20, 2023 in the amount of \$283,300.00. LHOME MORTGAGE TRUST 2023-RTL1, whose address is c/o Kiavi Funding, Inc., 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212, is the current mortgagee of the Deed of Trust and Note and Kiavi Funding, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2025 JUN -9 PM 1:09

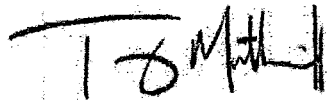


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Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jane Kline, Chasity Howerton~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

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Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s) John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jane Kline, Chasity Howerton~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF FORECLOSURE SALE

2025 JUN -9 PM 1:09

Deed of Trust:

Dated: November 29, 2022
Grantor: SUPREME MARKETING GROUP LLC, A TEXAS LIMITED LIABILITY COMPANY
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company
Lender: Capital Fund I, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company
Recorded: Instrument #2022-202200304840, recorded on November 30, 2022, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$260,000.00, executed by SUPREME MARKETING GROUP LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender
Maturity Date: November 1, 2023

JOHN F. WARREN
COUNTY CLERK
BY _____ DEPUTY

Legal Description:

LOT 15, BLOCK 4,7061, SECOND SECTION HILLRIDGE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 44, PAGE 7, MAP RECORDS OF DALLAS COUNTY TEXAS; and more commonly known as 2375 St Francis Ave, Dallas Texas 75228

FORECLOSURE SALE:

Date: Tuesday, July 1, 2025
Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.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 COMMISSIONERS 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 Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



Substitute Trustee: Bennett M. Wyse, Ted Gambordella, 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

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, Lender, the owner and holder of the Note, or its Loan Servicer, 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 Lender's, or Loan Servicer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender or Loan Servicer passes the Foreclosure Sale, then 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 Lender, or Loan Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

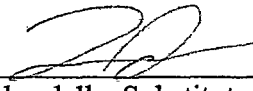
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED
HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT**

IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.

SUBSTITUTE TRUSTEE:

By: 
Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com

FILED

NOTICE OF FORECLOSURE SALE

2025 JUN -9 PM 1:09

Deed of Trust:

Dated: February 21, 2024
Grantor: TEXAN MODERN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company
Lender: Capital Fund I, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company
Recorded: Instrument #202400042973, recorded on March 3, 2024, in the official Real Property (Deed) Records of Dallas County, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$660,000.00, executed by TEXAN MODERN PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender
Maturity Date: February 1, 2025

**Assignment of
Deed of Trust:**

Dated: April 11, 2024
Recorded: Instrument #202400074396, recorded April 15, 2024, in the official Real Property (Deed) Records of Dallas County, Texas
Assignor: Capital Fund I, LLC, an Arizona limited liability company
Assignee: Capital Fund REIT, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company

Legal Description: BEING LOT 204, BLOCK 4/6442, OF PARK FOREST ADDITION, INSTALLMENT NO. 2, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 37, PAGE 169, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; and more commonly known as 3658 Mid Pines Dr, Dallas, Texas 75229.

FORECLOSURE SALE:

Date: Tuesday, July 1, 2025
Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.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 COMMISSIONERS 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 Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Bennett M. Wyse, Ted Gambordella, 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, and/or Jeff Benton

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, Lender, the owner and holder of the Note, or its Loan Servicer, 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 Lender's, or Loan Servicer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender or Loan Servicer passes the Foreclosure Sale, then 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.

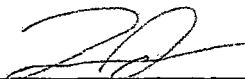
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Lender, or Loan Servicer. 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.

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

SUBSTITUTE TRUSTEE:

By: 
Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com

FILED

2025 JUN -9 PM 1:09

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: August 20, 2024
Grantor: JEROME YOUNGER
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company
Lender: Capital Fund I, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company
Recorded: **Instrument #2024-202400174696**, recorded on May 11, 2024, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas
Secures: **Promissory Note** ("Note") in the original principal amount of \$675,000.00, executed by JEROME YOUNGER ("Borrower") and payable to the order of Lender
Maturity Date: August 1, 2025

Legal Description:

LOT 34, BLOCK A, 8153, OF BILL BROWNE'S FARM ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 76209, PAGE 1348, OF THE MAP AND OR PLAT RECORDS OF DALLAS, COUNTY, TEXAS; and more commonly known as 9602 Bill Browne Ln, Dallas Texas 75243

FORECLOSURE SALE:

Date: **Tuesday, July 1, 2025**

Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.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 COMMISSIONERS 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 Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



Substitute Trustee: Bennett M. Wyse, Ted Gambordella, 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

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, Lender, the owner and holder of the Note, or its Loan Servicer, 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 Lender's, or Loan Servicer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender or Loan Servicer passes the Foreclosure Sale, then 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 Lender, or Loan Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

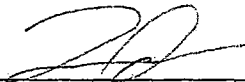
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS

**THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF
THE MORTGAGEE OR LOAN SERVICER.**

SUBSTITUTE TRUSTEE:

By: 
Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com

FILED

NOTICE OF FORECLOSURE SALE

2025 JUN -9 PM 1:09

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

Deed of Trust:

Dated: September 22, 2022
Grantor: PEOPLE PRIORITY SOLUTIONS, LLC, a Texas Limited Liability Company
Trustee: Matthew C. Aycock
Lender: CR LENDING, LLC, a Texas Limited Liability Company, as to an undivided 100% interest
Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company
Recorded: Instrument #202200255005, recorded on September 26, 2022, in the official Real Property (Deed) Records of Dallas County, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$180,000.00, executed by Lawrence Montrel Fuller a/k/a Lawrence Montrel Fuller III, Manager of and on behalf of PEOPLE PRIORITY SOLUTIONS, LLC ("Borrower") and payable to the order of Lender
Maturity Date: March 22, 2023

Legal Description:

LOT 7, BLOCK A/1955, HAMILTON'S ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 150, MAP RECORDS OF DALLAS COUNTY, TEXAS; and commonly known as 2726 Carpenter Ave, Dallas, DALLAS County, Texas 75215

Substitute Trustee(s):

Bennett M. Wyse, Ted Gambordella, 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, and/or Jeff Benton

FORECLOSURE SALE:

Date: Tuesday, July 1, 2025
Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.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 DALLAS COUNTY COMMISSIONERS
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 Lender's or Loan Servicer'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, Lender, the owner and holder of the Note, or its Loan Servicer, 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 Lender's, or Loan Servicer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender or Loan Servicer passes the Foreclosure Sale, then 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.

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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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED

HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.

SUBSTITUTE TRUSTEE:



Bennett M. Wyse, Substitute Trustee
Texas State Bar No. 24008315
PRATT AYCOCK, LTD.
5910 N. Central Expwy, Suite 920
Dallas, Texas 75206
Office Tel: 469-807-3043
Alt. Tel: 214-473-5551
Email: bwyse@prattaycock.com

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **PGBOGH LLC**, a Texas limited liability company dated June 4, 2024, and duly filed for record on June 7, 2024, in the Office of the County Clerk of Dallas County, Texas under Dallas County Clerk's **Instrument No. 2024-202400114645** of the Official Public Records of Dallas County, Texas, conveying to **MATT L. JANNER**, Trustee, the following described real property and improvements thereon in Dallas County, Texas, to-wit:

Lot 10, Block A/5842, FIRST SECTION OF ANN ARBOR ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat recorded in Volume 17, Page 271, Map records of Dallas County, Texas; and

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

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

**Shelley Ortolani
Mary Mancuso
Michele Hreha
Francesca Ortolani
Guy Wiggs
David Stockman
Brenda Wiggs
Donna Stockman
Janet Pinder
Brandy Bacon
Michelle Schwartz
Jamie Dworsky
Angela Cooper
Carol Dunmon
Payton Hreha, or
Jeff Benton**

2025 JUN -9 PM 1:09
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

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

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



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

JULY 1, 2025

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

On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

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

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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

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

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

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

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

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


Shelley Ortolani

Mary Mancuso
Michele Hreha
Francesca Ortolani
Guy Wiggs
David Stockman
Brenda Wiggs
Donna Stockman
Janet Pinder
Brandy Bacon
Michelle Schwartz
Jamie Dworsky
Angela Cooper
Carol Dunmon
Payton Hreha, or
Jeff Benton
Substitute Trustee(s)

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

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

Date: June 03, 2025

Substitute Trustee: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha

Mortgagee: Singhal Family Homes, LLC

Mortgagee's Address: 5403 Clouds Creek Lane, Sugarland, TX, 77479

Note: Note dated December 08, 2021, in the amount of \$144,000.00

Deed of Trust:

Date: December 08, 2021

Grantor: Jose R Guerra & Claudia N Vasquez

Mortgagee: Singhal Family Homes, LLC

Recording Information: Recorded in Document No. 202100171850

Property (including any improvements): Lot Six (6), Block F/5842, in Second Section of Ann Arbor Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 19, Page 291, Map Records, Dallas County, Texas, also known as 3031 50th St., Dallas, Texas.

County: DALLAS

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

Time of Sale: 10am-1pm

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2025 JUN -9 PM 1:08

FILED

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

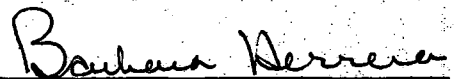
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha

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 indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on July 1, 2025 between Ten o'clock am and One o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Barbara Herrera, Loss Mitigation,
SecureNet Services, LLC, Mortgage
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED _____

NAME

AS SUBSTITUTE TRUSTEE

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: August 12, 2024
Grantor(s): LakeView Homes, LLP
Beneficiary: Broadstreet Bank
Substitute Trustee: Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent
Recording Information: Deed of Trust recorded under Clerk's File No. 202400164794, in the Official Public Records of Dallas County, Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

All those certain lots, tracts or parcels of land situated in Dallas County, Texas, being more particularly described in the Deed of Trust and on what is attached hereto as Exhibit "A" and made a part hereof for all purposes;

together with, all and singular: (a) all improvements and structures thereon; (b) all right, title and interest of Mortgagor in and to equipment, apparatus, fixtures and Personal Property now or hereafter attached thereto or used in connection with the operation of the Real Property, including (but not limited to) all heating, lighting, refrigeration, plumbing, ventilation, incinerating, water heating, cooking, dishwashing, radio, communication, electrical, air conditioning equipment, appliances, generators, engines and machinery, elevators, pumps, motors, compressors, boilers, condensing units, disposals, range hoods, furniture, furnishings, sprinklers, wiring, pipe, doors, windows, window screens, draperies, awnings, shelving, mantels, cabinets, paneling, wall coverings and floor coverings and such other goods as are ever used or furnished in operating any building or buildings located or to be located on the Real Property; together with all building materials, supplies, tools, implements and equipment now or hereafter delivered thereto or to be installed on the Real Property; (c) all rights, titles, powers, privileges, easements, licenses, permits, approvals, reservations, rights-of-way, bonds, and interests appurtenant thereto or used in connection with the Real Property; (d) all right, title, and interest of Mortgagor in and to adjacent streets, alleys, rights-of-way or sidewalks, drainage facilities, utility facilities, strips and gores between the Real Property and abutting properties and all permits, consents, licenses and bonds, if any, related to the ownership or operation of the Real Property; (e) all rights, titles, powers, and interests appurtenant or incidental to any of the foregoing, including without limitations, any and all water and water rights, water and sewer taps, rights under utility agreements with public or private entities or agencies with respect to providing of utility services; (f) all of Mortgagor's rights, if any, in and to all plans, drawings and abstracts pertaining

to the Mortgaged Property; (g) all insurance and proceeds of insurance related to the Mortgaged Property; (h) all accounts receivable, notes receivable, checks, drafts, contract rights, instruments, documents, chattel paper, and general intangibles of every nature evidencing Mortgagor's right to the payment of money and arising from the sale, lease or license of Mortgaged Property; and (i) all proceeds, cash and non-cash products, substitutions and replacements of Mortgaged Property together with all property of Mortgagor now or hereafter in the possession of Mortgagee, including deposits, savings accounts and certificates of deposit.

3. 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 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: George L. Allen, Sr. Courts Building in Dallas, Texas, at the following location:

The area outside the north side of the George L. Allen, Sr. Courts Building facing 600 Commerce Street below the overhang in Dallas, Texas, or at such other place as is designated by the Dallas County Commissioners' Court as the area where foreclosure sales shall occur.

The deed of trust permits the beneficiary 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

4. 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 date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and 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 other 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property 'AS IS' without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by LakeView Homes, LLP. The deed of trust is dated August 12, 2024, and is recorded in the office of the County Clerk of Dallas County, Texas, under Clerk's File No. 202400164794, in the Official Public Records of Dallas County, Texas.

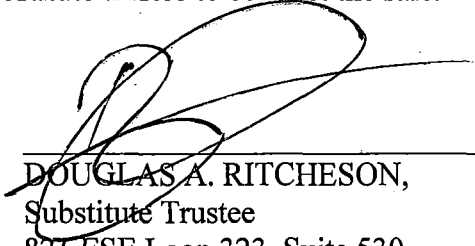
6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the August 12, 2024 promissory note in the original principal amount of \$1,200,000.00, executed by LakeView Homes, LLP, and payable to the order of Broadstreet Bank;

(2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Broadstreet Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Broadstreet Bank, Attention: Jason Sobel, telephone (903) 569-2602.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked 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.

DATED: June 4, 2025



DOUGLAS A. RITCHESON,
Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

Notice to Members of the Armed Forces of the United States:

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.

EXHIBIT "A"

TRACT 1:

SITUATED in the City of Dallas, Dallas County, Texas, and being a tract of land in the GEORGE W. SHAW SURVEY, Abstract No. 1387, and in City Block 8770, and said tract embracing parts of Tracts 1 and 2 as described in deed to Chai Voraritskul recorded in Volume 98133, Page 5171, of the Dallas County Deed Records, and said tract being more fully described as follows:

BEGINNING at a 1/2" iron rod found in place for the most westerly northwesterly corner of said Tract 2 and the east corner of that certain Ingress-Egress Easement described in instrument recorded in Volume 90202, Page 1130, of said Deed Records, and in the southwesterly line of Lot 2, Block A/8770, KMEZ Addition, as shown on plat thereof recorded in Volume 90009, Page 2465, of said Deed Records;

THENCE South 72 degrees, 13 minutes, 20 seconds East with the most westerly northeasterly line of said Tract 2 and said southwesterly line of Lot 2, KMEZ Addition, 635.0 feet to a 1/2" iron rod found in place for the south corner of said Lot 2;

THENCE North 44 degrees, 49 minutes, 20 seconds East with the northwesterly line of said Tract 2 and the southeasterly line of said Lot 2, passing the east corner of said Lot 2, KMEZ Addition, continuing in all 985.52 feet to the north corner of said Tract 2, in the southwesterly line of that certain tract conveyed to Peggy Sue Staniec by deed recorded in Volume 92046, Page 1212, of said Deed Records;

THENCE South 72 degrees 07 minutes, 10 seconds East with the northeasterly line of said Tract 2 and said southwesterly line of said Peggy Sue Staniec tract, and continuing with the southwesterly line of tracts conveyed to Stephen D. Ford by deed recorded in Volume 74098, Page 1346, to Benito Ruiz, by deed recorded under County Clerk's File No. 201700221548, to Louis Mann and Lynn Mann by deed recorded in Volume 2004083, Page 6026, and to Irma Ramos Hernandez, by deed recorded in Volume 8770, Page 1387, all in said Deed Records, and continuing in all 1690.08 feet to a 1/2" iron rod found in place for the east corner of said Tract 2, and the occupied north corner of tracts conveyed to Henry Edward Hicks by deed filed under County Clerk's File No. 201400073552;

THENCE South 43 degrees, 40 minutes West with the southeasterly line of said Tract 2 and the northwesterly line of said Hicks tracts and continuing with a part of the northwesterly line of that certain tract conveyed to Betty J. Baty Revocable Living Trust by deed recorded under Clerk's File No. 200503567000, passing the south or southwest corner of said Tract 2 and continuing with the southeast line of Tract 1 in said Voraritskul deed, in all 1086.61 feet to the south corner of a remainder of said Tract 1;

THENCE North 72 degrees, 13 minutes 20 seconds West with the southwesterly line of said Tract 1 remainder, 1905.76 feet to the north corner of that certain tract conveyed to Woodmont Bloc, L. P., a Texas limited partnership, by deed recorded in Volume 2004041, Page 7193, of said Deed Records in the southeasterly line of that certain tract conveyed to Jeffrey Dean Granberry by deed recorded in Volume 91232, Page 4574, of said Deed Records, from which point a 5/8" iron rod with cap found in place bears North 40 degrees East, 1.22 feet;

THENCE North 44 degrees, 25 minutes, 20 seconds East with the northwesterly line of said Tract 1 remainder and said southeasterly line of Granberry tract, 59.10 feet to a 1/2" iron rod found in place for a corner of said Tract 1 in the southwesterly line of said Tract 2, said point being also the east corner of said Granberry tract;

THENCE North 72 degrees, 13 minutes, 20 seconds West with the southwesterly line of said Tract 2 and with the northerly lines of said Granberry tract and Lot 1, Block A/8770, Billie Ruth Addition, as shown on plat thereof recorded in Volume 80036, Page 2459, of said Deed Records, in all 419.51 feet to the most westerly southwest corner

of said Tract 2 and the southeast corner of that certain Ingress-Egress Easement described in instrument recorded in Volume 90202, Page 1130, of said Deed Records;

THENCE North 17 degrees, 46 minutes, 40 seconds East with the northwesterly line of said Tract 2 and the southeasterly line of said Ingress-Egress Easement, 50.0 feet to the PLACE OF BEGINNING, and containing 39.242 acres.

TRACT 2: EASEMENT

Non-exclusive easement for pedestrian and vehicular ingress and egress in, to and over the following described tract of land, reserved in Correction Warranty Deed and Reservation of Easement executed by S. L. Napier, Jr., et al, to Summit-Dallas Broadcasting Corporation, dated June 8, 1989, filed October 15, 1990, recoded in Volume 90202, Page 1130, of the Deed Records of Dallas County, Texas;

Being a tract or parcel of land situated in the City of Dallas, Dallas County, Texas, and being part of the George W. Shaw Survey, Abstract No. 1387, and being part of Block 8770 and being part of that tract of land conveyed to S. L. Napier, Jr., by deed recorded in Volume 79194, Page 533, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for corner in the centerline of St. Augustine Road, said rod being North 45 degrees, 00 minutes, 00 seconds, East a distance of 916.00 feet from the intersection of the centerline of Middlefield Road and the centerline of St. Augustine Road said line also being the Northwesterly line of said George W. Shaw Survey;

THENCE North 45 degrees, 00 minutes, 00 seconds East along the centerline of St. Augustine Road a distance of 56.14 feet to a 1/2" iron rod with plastic cap set for corner;

THENCE South 72 degrees, 02 minutes 42 seconds East a distance of 405.25 feet to a 1/2" iron rod with plastic cap set for corner;

THENCE South 17 degrees, 57 minutes, 18 seconds West a distance of 50.00 feet to a 1/2" iron rod with plastic cap set for corner in the Northeasterly line of the Billie Ruth Subdivision, an Addition in the City of Dallas as recorded in Volume 80036, Page 2459, of the Deed Records of Dallas County, Texas;

THENCE North 72 degrees, 02 minutes, 42 seconds West along the Northeasterly line of the said Billie Ruth Subdivision and along the Northeasterly line of a tract of land conveyed to H. D. and Ruth Heath as recorded in Volume 5925, Page 106, of the Deed Records of Dallas County, Texas, a distance of 430.78 feet to the point of Beginning, and containing 20,901 square feet or 0.4798 acres of land, more or less.

Notice of Substitute Trustee Sale

K1549
T.S. #: 25-13618

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.

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

Date: 7/1/2025
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**
Place: **Dallas County Courthouse in DALLAS, Texas, at the following location: the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

Being Lot 10, in Block 2/6720, of LAKE JUNE TERRACE NO.2, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 320, Page 1432, of the Map Records of Dallas, Dallas County, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 8/18/2023 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 202300168199 recorded on 8/21/2023 in Book Page of the Real Property Records of Dallas County, Texas.

10332 MUSKOGEE CIRCLE
DALLAS TEXAS 75217

Trustor(s): **AMERIKA'S GLOBAL REALTY LLC, A TEXAS LIMITED LIABILITY COMPANY AND ERIKA KENNEDY**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for ISV Trust 1A**

Loan Servicer: **NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing**

Current Substituted Trustees: **Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC**

FILED
JUN -9 AM 9:59
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY

T.S. #: 25-13618

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. 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.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described in Exhibit "B" attached hereto. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$289,250.00, executed by AMERIKA'S GLOBAL REALTY LLC, A TEXAS LIMITED LIABILITY COMPANY, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC, A MISSOURI LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of AMERIKA'S GLOBAL REALTY LLC, A TEXAS LIMITED LIABILITY COMPANY to AMERIKA'S GLOBAL REALTY LLC, A TEXAS LIMITED LIABILITY COMPANY AND ERIKA KENNEDY. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for ISV Trust 1A is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

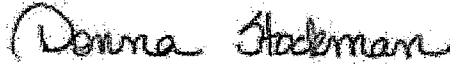
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for ISV Trust 1A
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743
800-365-7107

T.S. #: 25-13618

Dated: 6/9/25

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

FILED

2025 JUN -9 AM 9:59

918 LOCAL VISTA DRIVE
DALLAS, TX 75217

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

00000009845645

NOTICE OF ~~[SUBSTITUTE]~~ TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: July-01, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 11, 2005 and recorded in Document CLERK'S FILE NO. 3401741 (VOLUME 2005121, PAGE 7751) real property records of DALLAS County, Texas, with LUIS MENDOZA AND WIFE ALMA MENDOZA, grantor(s) and AAMES FUNDING CORPORATION DBA AAMES HOME LOAN, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LUIS MENDOZA AND WIFE ALMA MENDOZA, securing the payment of the indebtednesses in the original principal amount of \$52,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2021-RP1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

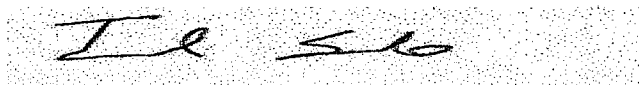


918 L~~ocal~~ VISTA DRIVE
DALLAS, TX 75217

00000009845645

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6/9/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 6/9/25

918 LOGAN VISTA DRIVE
DALLAS, TX 75217

00000009845645

00000009845645

DALLAS

EXHIBIT "A"

BEING A TRACT OF LAND OUT OF THE B.F. BETHURUM SURVEY, ABSTRACT NO. 72, DALLAS COUNTY, TEXAS, AND BEING A PART OF A 31.55 ACRE TRACT OF LAND CONVEYED BY ELIZA HORTON ET AL, TO CLARENCE L. KISSELL AND CARL C. KISSELL, BY DEED DATED DECEMBER 3, 1952, RECORDED IN VOLUME 3771, PAGE 575, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING LOT 6, BLOCK 7843 OF KISSELL'S PRAIRIE CREEK HEIGHTS, AN UNRECORDED PLAT AND AN ADDITION TO THE CITY OF DALLAS, AS SHOWN BY COUNTY BLOCK MAP, DALLAS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER, WHICH IS 320 FEET SOUTH 00 DEGREES 54 MINUTES 00 SECONDS EAST OF THE NORTHEAST CORNER OF THE KISSELL TRACT;

THENCE SOUTH 00 DEGREES 54 MINUTES 00 SECONDS EAST, A DISTANCE OF 70.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 88 DEGREES 27 MINUTES 00 SECONDS WEST, A DISTANCE OF 150.00 FEET TO A 1" IRON ROD FOUND FOR CORNER;

THENCE, NORTH 02 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 74.65 FEET TO A 3" FENCE POST FOUND FOR CORNER;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 145.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.246 ACRES OF LAND, MORE OR LESS.

FILED

2025 JUN -9 AM 9:59

8684 GRENADIER COURT
DALLAS, TX 75238

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

00000010403236

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE DEPUTY

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

1. Date, Time, and Place of Sale.

Date: July 01, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 28, 2006 and recorded in Document INSTRUMENT NO. 200600162920 real property records of DALLAS County, Texas, with JANIS L JOHNSON, AN UNMARRIED WOMAN, grantor(s) and WORLD SAVINGS BANK, FSB, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JANIS L JOHNSON, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$158,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-SPL1 TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

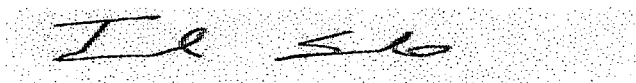
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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.

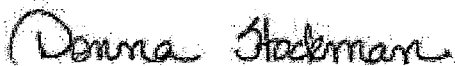
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6/9/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 6/9/25

8684 GRENADIER COURT
DALLAS, TX 75238

00000010403236

00000010403236

DALLAS

EXHIBIT "A"

BEING LOT 12, IN BLOCK 11/7689, OF BARKLEY SQUARE NO. 9, AN ADDITION TO THE CITY OF DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 71045, PAGE 2602, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

FILED

NOTICE OF SUBSTITUTE TRUSTEES' SALE

2025 JUN -9 AM 8:04

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

DATE OF NOTICE: June 6, 2025

1. DATE, TIME AND PLACE OF SALE:

DATE: July 1, 2025

TIME: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time and begin no earlier than 10:00 a.m. and no later than three hours thereafter. The sale will be completed no later than 4:00 p.m.

PLACE: NORTH SIDE OF THE GEORGE ALLEN COURTHOUSE, FACING COMMERCE STREET BELOW THE OVERHANG, 600 COMMERCE STREET, in the City of Dallas, Dallas County, Texas, or if the preceding area(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commission's Court.

2. PROPERTY TO BE SOLD:

Street Address:

3532 Vilbig Rd, Dallas, TX 75212

Legal Description:

Lot 9, in Block 5/7119, Homeland Estates, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 97041, Page 1135 of the Map Records of Dallas County, Texas; aka 3532 Vilbig Road, Dallas, Texas

Together with all improvements thereon, fixtures, rights, privileges, appurtenances located on or attached to the Property including the personal property identified in the Deed of Trust.

3. ORIGINAL BORROWER:

Keystone Capital Investments LLC
2293 Hawes Ave. #1322
Dallas, Texas 75232

4. INSTRUMENT TO BE FORECLOSED:

Deed of Trust:

Dated: March 4, 2024
Grantor: Keystone Capital Investments LLC
Trustee: John Spears
Lender: Avondale Private Lending LLC
Recorded: March 6, 2024, as Instrument No. 202400045524 in the Official Public Records of Dallas County, Texas.

Obligation Secured:

Promissory Note, dated March 4, 2024, in the original principal amount of \$538,000.00, executed by Keystone Capital Investments LLC, and payable to the order of Avondale Private Lending LLC, a Texas limited liability company, including all amendments, renewals, modifications, extensions, and reductions thereto (collectively, the "Promissory Note")

5. SUBSTITUTE TRUSTEES:

Walter A. Suberg
Landon H. Thompson
Parker Bergeron
Bellinger & Suberg, LLP
12222 Merit Drive, Suite 1760
Dallas, Texas 75251

Default has occurred under the Deed of Trust. The indebtedness evidenced by the Promissory Note is now wholly due. The Beneficiary has appointed the undersigned Substitute Trustee and has instructed the undersigned, as Substitute Trustee, to conduct this sale and sell the Property toward satisfaction of the Promissory Note. Notice is given that before the sale the Beneficiary may appoint another person substitute trustee to conduct the sale.

Notice is hereby 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" and "WHERE IS" without any express or implied warranties, and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. Beneficiary may bid by credit against the indebtedness secured by the Deed of Trust.

Those desiring to purchase the property will need to (1) demonstrate their ability to pay cash without delay on acceptance of the bid, (2) be willing to disclose their occupation and business location, and (3) be willing to disclose any principal on whose behalf they are bidding. Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale.

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 of the extent of such matters, if any.

Notice Pursuant to Tex. Prop. Code § 51.015:

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

The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Keystone Capital Investments LLC.

DATED: June 6, 2025

/s/ Landon H. Thompson

Landon H. Thompson

Substitute Trustee

Bellinger & Suberg, L.L.P.

12222 Merit Drive, Suite 1760

Dallas, Texas 75251

Telephone: (214) 954-9540, Ext. 239

Facsimile: (214) 954-9541

lthompson@bellingersuberg.com