

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 134896-TX

Date: May 23, 2025

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: US N-VEST, LLC SERIES 2620 P.S.

ORIGINAL MORTGAGEE: FUNDING DOOR, LLC

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF  
OBX 2022-NQM4 TRUST

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 11/10/2021, RECORDING INFORMATION: Recorded on 11/23/2021, as Instrument  
No. 202100351879

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING ALL THAT CERTAIN LOT, TRACT OR  
PARCEL OF LAND LOCATED IN THE JAMES FERGUSON SURVEY, ABSTRACT NO. 454, GRAND  
PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING PART OF LOT 1, BLOCK J, TWO WORLDS  
ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72029, PAGE 313, MAP RECORDS,  
DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/1/2025, the foreclosure sale will be conducted in  
Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property  
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners  
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be  
conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees  
who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness  
superior to the Deed of Trust.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for WILMINGTON  
SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER  
TRUSTEE OF OBX 2022-NQM4 TRUST who is the Mortgagee of the Note and Deed of Trust associated with the  
above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing  
the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS  
OWNER TRUSTEE OF OBX 2022-NQM4 TRUST  
c/o NewRez LLC D/B/A Shellpoint Mortgage Servicing  
55 Beattie Place, Suite 100

FILED  
2025 MAY 29 AM 11:32  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

Matter No.: 134896-TX

Greenville, South Carolina 29601-2743

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.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE 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, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

**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.**

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
**ALDRIDGE PITE, LLP**  
**3333 Camino Del Rio South, Suite 225**  
**P.O. BOX 17935**  
**SAN DIEGO, CA 92108-0935**  
**FAX #: 619-590-1385**  
**Phone: (866) 931-0036**

134896-TX

## EXHIBIT "A" LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE JAMES FERGUSON SURVEY, ABSTRACT NO. 454, GRAND PRAIRIE, DALLAS COUNTY, TEXAS, AND BEING PART OF LOT 1, BLOCK J, TWO WORLDS ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72029, PAGE 313, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN CONCRETE IN THE EAST LINE OF ISBELLA DRIVE, A 27-FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE COMMON WEST CORNER OF SAID LOT 1 AND LOT 2, BLOCK J, OF SAID ADDITION;

THENCE NORTH 89 DEGREES 46 MINUTES 00 SECONDS EAST A DISTANCE OF 100.50 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET IN THE WEST LINE OF BELT LINE ROAD, A 120 FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE COMMON EAST CORNER OF SAID LOTS 1 AND 2;

THENCE SOUTH 00 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID BELT LINE ROAD, A DISTANCE OF 28.50 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET FOR CORNER;

THENCE SOUTH 44 DEGREES 46 MINUTES 00 SECONDS WEST A DISTANCE OF 21.21 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET IN THE NORTH LINE OF TWO WORLDS DRIVE A 80 FOOT WIDE PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID TWO WORLDS DRIVE, A DISTANCE OF 65.50 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET AT THE BEGINNING OF A TRANSITIONAL RIGHT-OF-WAY CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 45 DEGREES 14 MINUTES 00 SECONDS WEST, 28.28 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.42 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET IN THE EAST LINE OF SAID ISBELLA DRIVE;

THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID ISBELLA DRIVE TO THE PLACE OF BEGINNING AND CONTAINING 4602.17 SQUARE FEET OR 0.1057 ACRES OF LAND, MORE OR LESS.

APN: 28224500100010000

## Notice of Trustee's Sale

FILED

Date: June 2, 2025

2025 JUN -2 PM 2:13

Trustee: Kim R. Thorne

Trustee's Address: 123 W. Main St, Suite 300, Grand Prairie, Dallas County, Texas 75050

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

Mortgagee: RealPort, LLC

Mortgagee's Address: 123 W. Main St, Suite 300, Grand Prairie, Dallas County, Texas 75050

Note: \$80,000.00

Deed of Trust

Date: October 22, 2010

Grantor: Adrian Morales and wife, Martha Morales

Mortgagee: K.A.A. Properties, L.P.

Recording information: Vendor's Lien retained in Deed filed as Instrument Number 201000322612 in the Official Public Records of Dallas County, Texas; Deed of Trust filed as Instrument Number 201000322613 in the Official Public Records of Dallas County, Texas; Transfer of Lien filed as Instrument Number 201900085944 in the Official Public Records of Dallas County, Texas; Transfer of Lien filed as Instrument Number 201900116800 in the Official Public Records of Dallas County, Texas

Property: Being all of Lot 412 and the South 30 feet of Lot 411, of Burbank Gardens, Unit 2, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 109, of the Map Records of Dallas County, Texas. Property address is 520 NE 31<sup>st</sup> St, Grand Prairie, Texas

County: Dallas

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

Time of Sale: 10:00 a.m. – 1:00 p.m.

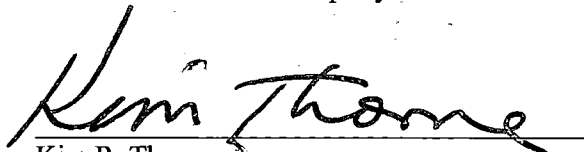
Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Kim R. Thorne  
Thorne & Skinner  
123 W. Main St, Suite 300  
Grand Prairie, Texas 75050  
972.264.1614

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

FILED

## Notice of Trustee's Sale

Date: May 13, 2025

Trustee: Kim R. Thorne

Trustee's Address: 123 W. Main St, Suite 300, Grand Prairie, Dallas County, Texas 75050

Mortgagee: RealPort, LLC

Mortgagee's Address: 123 W. Main St, Suite 300, Grand Prairie, Dallas County, Texas 75050

Note: \$80,000.00

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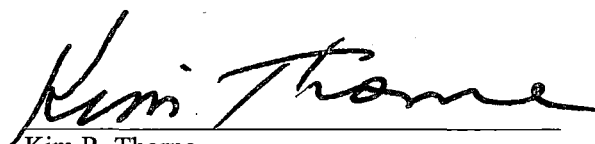
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Kim R. Thorne  
Thorne & Skinner  
123 W. Main St, Suite 300  
Grand Prairie, Texas 75050  
972.264.1614

FILED  
2025 MAY 21 AM 10:33  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY