

NOTICE OF FORECLOSURE SALE

2025 JUN -9 PM 1:09

Deed of Trust:

Dated: April 26, 2024
Grantor: QUIET 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 #202400095359, recorded on May 13, 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 QUIET GROUP LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender
Maturity Date: April 1, 2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

Assignment of Deed of Trust:

Dated: June 12, 2024
Recorded: Instrument # 202400119311, recorded June 14, 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:

LOT 2347, BLOCK H, OF LAKERIDGE, SECTION 18A, PHASE 3, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004156, PAGE 14, MAP RECORDS, DALLAS COUNTY, TEXAS; and more commonly known as 2944 Muirfield Avenue, Cedar Hill, Texas 75104.

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.

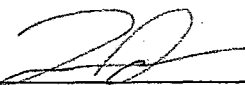
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS,"

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

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: October 27, 2023
Grantor: DFW R20 HOLDINGS, LLC
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company
Lender: Closing Capital, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company
Recorded: **Instrument #2023-202300221558** recorded on October 30, 2023, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas
Secures: **Promissory Note** ("Note") in the original principal amount of \$514,000.00, executed by DFW R20 HOLDINGS, LLC ("Borrower") and payable to the order of Lender
Maturity Date: October 1, 2024

Legal Description:

TRACT 1:

0.2281 acre tract of land being a portion of Lot 5, Block C, of LAKELAND HEIGHTS ADDITION to the City of Grand Prairie, per map recorded in Volume 8, Page 55, Plat Records, Dallas County, Texas, and being the same tract of land described by General Warranty Deed to Tompeth Thammavong recorded in Volume 2005082, Page 5596, DRDCT, and being more particularly described by metes and bounds as follows:

NOTE: Bearings shown herein are referenced to said Thammavong tract.

BEGINNING at an "X" found in the east right-of-way line of 14th Street (100' ROW) at the southwest corner of said Thammavong tract and the northwest corner of a tract of land described by deed to Elizabeth Garcia recorded in Volume 72119, Page 1696, DRDCT;

THENCE NORTH along the common line of said 14th Street and Thammavong tract, 58.80 feet to an "X" found at the most westerly northwest corner of said Thammavong tract and the most westerly southwest corner of a tract of land described in Substitute Trustee's Deed to DFW R20 LLC recorded in Instrument

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
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No. 201000185892, DRDCT;

THENCE Along the common line of said Thammavong tract and DFW R20 LLC tract as follows:

EAST, 33.00 feet to an "X" found for the most westerly northwest corner of said Thammavong tract and an interior corner of said DFW R20 LLC tract;

SOUTH, 34.59 feet (called 34.01 feet) to an "X" found at the most southerly southwest corner of said DFW R20 LLC tract and an interior corner in the northerly line of said Thammavong tract;

S 83° 32' 26" E (called S 82° 17' 05" E) 96.87 feet (called 94.59 feet) to an "X" found in concrete at the southeast corner of said DFW R20 LLC tract and an interior corner of said Thammavong tract;

N 02° 22' 00" W, 43.45 feet (called 43.11 feet) to a 1/2" iron rod set at the most easterly northwest corner of said Thammavong tract and at the southwest corner of a tract of land described by deed to Daryl Rush and wife, Elizabeth Rush recorded in Volume 99220, Page 1899, Deed Records, Dallas County, Texas, from which a 1/2" iron rod found bears N 02° 22' 00" W, 42.90 feet;

THENCE S 89° 40' 00" E, along the common line of said Thammavong and Rush tracts, 70.00 feet to a wood fence post found in the west line of a tract of land described by Warranty Deed to Ovidio Gonzalez et ux, Maria Isabel Gonzalez recorded in Volume 87211, Page 2408, DRDCT, at the southeast corner of said Rush Tract, and the most easterly northeast corner of said Thammavong tract;

THENCE S 02° 22' 00" E, along the common line of said Gonzalez tract and said Thammavong tract, 78.70 feet to a 1/2" iron rod found at the southeast corner of said Thammavong tract, the southwest corner of said Gonzalez tract, the northeast corner of said Garcia tract, and the most westerly northwest corner of a tract of land described by General Warranty Deed to Kikeo Phongsavath and wife Thonglor Phongsavath recorded in Volume 2001170, Page 654, DRDCT;

THENCE N 83° 39' 25" W (called N 83° 07' 52" W), along the common line of said Thammavong and Phongsavath tracts, 201.94 feet (called 199.63 feet) to the POINT OF BEGINNING and containing 0.2281 acre (9,934 square feet) of land.

TRACT 2:

BEING A PART OF LOT 5, BLOCK C OF LAKELAND HEIGHTS ADDITION, AN ADDITION TO GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 55, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN DEED TO DEUTSCHE BANK NATIONAL TRUST COMPANY, RECORDED IN DOCUMENT NO. 200600052737, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CROSS-CUT SET IN CONCRETE PAVING IN THE PRESENT EAST LINE OF S.E. 14TH STREET, A 100' WIDE PUBUC RIGHT-OF-WAY, AT THE SOUTHWEST CORNER OF THAT PORTION OF SAID LOT 5 DESCRIBED IN DEED TO **BASSAM S. ZAHRA** AND **ABLA ZAHRA**, RECORDED IN VOLUME 98010, PAGE 2175, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 89°00'30" EAST, PASSING THROUGH SAID LOT 5, A DISTANCE OF 71.00 FEET TO THE SOUTHWEST CORNER OF AN ELEVATED WALKWAY, ADJACENT TO A CONCRETE BUILDING ON SAID ZAHRA TRACT;

THENCE NORTH 89°25'14" EAST, PASSING THROUGH SAID LOTS 5, ALONG OR NEAR THE SOUTH WALL OF SAID CONCRETE BUILDING, A DISTANCE OF 54.01 FEET TO A 1/2" IRON ROD

FOUND FOR CORNER IN THE WEST LINE OF THAT PORTION OF SAID LOT 5 DESCRIBED IN DEED TO IMOGENE A, HUMBER, RECORDED IN VOLUME 96097, PAGE 750, DEED RECORDS, DALLAS COUNTY, TEXAS, AT THE SOUTHEAST CORNER OF SAID ZAHRA TRACT;

THENCE SOUTH 02°47'32" EAST, PASSING THROUGH SAID LOT 5 AND PASSING AT A DISTANCE OF 42.90 FEET TO A FENCE POST FOUND AT THE NORTHWEST CORNER OF THAT PORTION OF SAID LOT 5 DESCRIBED IN DEED TO TOMPETH THAMMAVONG, RECORDED IN VOLUME 2005082, PAGE 5596, DEED RECORDS, DALLAS COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF SAID HUMBER TRACT, CONTINUING A TOTAL DISTANCE OF 86.01 FEET TO A CROSS-CUT SET IN CONCRETE PAVING AT AN EASTERLY ELL CORNER OF SAID THAMMAVONG TRACT;

THENCE NORTH 83°42'20" WEST, PASSING THROUGH SAID LOT 5, A DISTANCE OF 96.77 FEET TO A CROSS-CUT SET IN CONCRETE PAVING AT THE WESTERLY ELL CORNER OF SAID THAMMAVONG TRACT;

THENCE NORTH, A DISTANCE OF 34.78 FEET TO A GROSS-CUT SET IN CONCRETE PAVING AT THE WESTERLY, NORTHEAST CORNER OF SAID THAMMAVONG TRACT;

THENCE WEST, A DISTANCE OF 33.00 FEET TO A CROSS-CUT SET IN CONCRETE PAVING IN THE SAID PRESENT EAST LINE OF S.E. 14TH STREET, AT THE WESTERLY, NORTHWEST CORNER OF SAID THAMMAVONG TRACT;

THENCE NORTH, ALONG SAID EAST LINE, A DISTANCE OF 41.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8,900 SQUARE FEET OR 0.204 OF AN ACRE OF LAND.

More Commonly known as: **1806 & 1810 SE 14TH ST, GRAND PRAIRIE, TX 75051**

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 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.

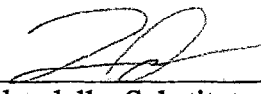
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

NOTICE OF FORECLOSURE 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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: BEING LOT 28, IN BLOCK T OF TRAILWOOD ADDITION, TENTH INCREMENT, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 78195, PAGE 873 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/17/1998 and recorded in Book 98146 Page 00768 Document 234150 real property records of Dallas County, Texas.

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

Date: 07/01/2025

Time: 10:00 AM

Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by BRADLEY D. COHEN AND KEYLA A. COHEN, provides that it secures the payment of the indebtedness in the original principal amount of \$81,288.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION (FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION), NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-2 is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION (FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION), NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2002-2 c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd. Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056. Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6/10/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

BY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2025 JUN 10 AM 11:11

FILED