

NOTICE OF SUBSTITUTE TRUSTEE'S SALE
AND PUBLIC DISPOSITION OF PERSONAL PROPERTY

Dallas County

Promissory Note in the Original Principal Amount of: \$4,518,000.00

Deed of Trust Dated: June 14, 2021

Grantor: Wonmk Investment, LLC, a Texas limited liability company

Mortgagee: PCB Bank, 3701 Wilshire Blvd., Suite 600, Los Angeles, CA 90010

Recording Information: Clerk's File No. 2021-202100188666 in the Official Public Records of Dallas County, Texas

Description of Real Property and Improvements: See Exhibit "A" attached hereto and incorporated herein by reference

Commercial Security Agreement Dated: June 14, 2021

Debtor: Wonmk Investment, LLC, a Texas limited liability company

Secured Party: PCB Bank, 3701 Wilshire Blvd., Suite 600, Los Angeles, CA 90010

UCC-1 Filing Information: Filing No. 21-0025065536 in the Office of the Texas Secretary of State

Description of Personal Property: See Exhibit "B" attached hereto and incorporated herein by reference

Date of Sale: July 1, 2025 between the hours of 10:00 a.m. and 1:00 p.m.

Earliest Time Sale Will Begin: 10:00 a.m.

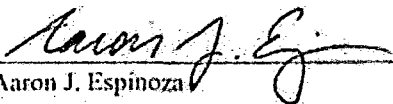
Place of Sale: The foreclosure sale will be conducted in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted in Dallas County.

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon and/or Payton Hreha have been and are hereby appointed as (a) Substitute Trustees (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of the original Trustee, upon the contingency and in the manner authorized by said Deed of Trust and applicable law, and (b) agents of the Secured Party each empowered to act independently to sell the Personal Property at a public auction in the manner authorized by said Commercial Security Agreement and applicable law.


The Substitute Trustee(s) and agents will sell the Real Property and/or Personal Property described above (collectively, the "Property") by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) and agents may bind and obligate the Grantor and/or Debtor to warrant title to the Property under the terms of the instruments described above, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. Without limiting the generality of the foregoing, no warranty or representation exists as to the merchantability or fitness for use or a particular purpose of any personal property included in the Property.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES AND AGENTS IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AT LAW OF THE MORTGAGEE OR MORTGAGE SERVICER.


Aaron J. Espinoza

Attorney at Law
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana Street, Suite 2800
Houston, Texas 77002
Reference: 2025-000492


Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca
Ortolani, Carol Dunmon and/or Payton Hreha
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, Texas 75254

2025 JUN -5 AM 10:28

FILED

EXHIBIT "A"
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE
AND PUBLIC DISPOSITION OF PERSONAL PROPERTY

Description of Real Property

Tract 1

Lot 2R, Block A, of QT 995 Addition revised, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201600250046, of the Map Records of Dallas County, Texas.

Tract 2

Easement Estate as created and defined in Reciprocal Easement Agreement executed by and between Quicktrip Corporation, an Oklahoma corporation and Frye Road 9 Acres, LLC, a Texas limited liability company, dated February 9, 2016, filed February 10, 2016, recorded in Instrument 201600355538, Deed Records, Dallas County, Texas.

(commonly known as 3390 Willow Creek Drive, Irving, Texas 75061)

EXHIBIT "B"
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE
AND PUBLIC DISPOSITION OF PERSONAL PROPERTY

Description of Personal Property

The following property of Debtor wherever located:

all Inventory, Chattel Paper, Accounts, Deposit Accounts, Equipment, Instruments and General Intangibles,

including all the following wherever located:

(A) all accessions, attachments, accessories, tools, parts, supplies, replacements of and additions to any of the foregoing;

(B) all products and produce of any of the foregoing;

(C) all accounts, general intangibles, instruments, rents, monies, payments, and all other rights, arising out of a sale, lease, consignment or other disposition of any of the foregoing;

(D) all proceeds (including insurance proceeds) from the sale, destruction, loss, or other disposition of any of the foregoing, and sums due from a third party who has damaged or destroyed the foregoing or from that party's insurer, whether due to judgment, settlement or other process; and

(E) all records and data relating to any of the foregoing, whether in the form of a writing, photograph, microfilm, microfiche, or electronic media, together with all of Debtor's right, title, and interest in and to all computer software required to utilize, create, maintain, and process any such records or data on electronic media.

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2025 JUN 10 PM 1:53
JOHN E. WATSON
COUNTY CLERK
DALLAS COUNTY, TEXAS
DEPT. 100

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 TRUSTEE'S SALE AND APPOINTMENT OF
SUBSTITUTE TRUSTEE**

BY _____

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.

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate L.Scott Horne as Substitute Trustee to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under section 51.002 Texas property code as amended, and to proceed with a foreclosure of the Deed of Trust line securing the payment of the note.

WHEREAS, default has occurred in the payment of said herein referenced indebtedness and the same is now wholly due and the Mortgagee has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

Notice is hereby given that on Tuesday, the 1st day of July 2025 the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

Date of Deed of Trust: March 6, 2023

Maker: Isidro Limon Garcia

Original Trustee named in Deed of Trust: Kent M. Hanszen

Original amount of Secured Indebtedness: \$240,000.00

Original Beneficiary named in Deed of Trust: DFW HOMEVESTSORS, LLC

Property described in Deed of Trust:

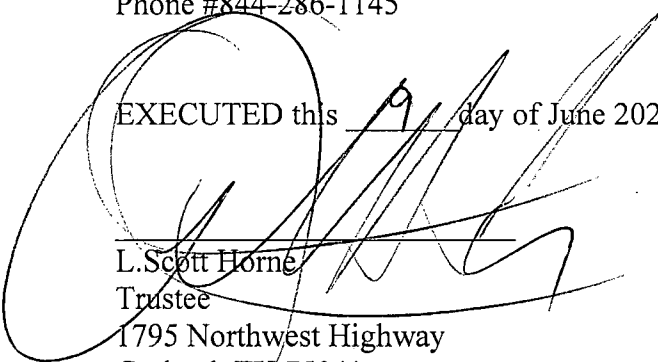
Lot 7, Block 14, Seventh Installment of Northgate West addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof, recorded in Volume 42, Page 231, Map Records, Dallas County, Texas

Said Deed of Trust is recorded under Document No.202300043608 in the Deed of Trust Records of Dallas County, Texas.

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. August REI LLC, Mortgage Servicer, is representing the current mortgagee, and their address is :

August REI LLC
3960 Broadway Blvd., Ste 107
Garland, TX 75043
Phone #844-286-1145

EXECUTED this 9 day of June 2025

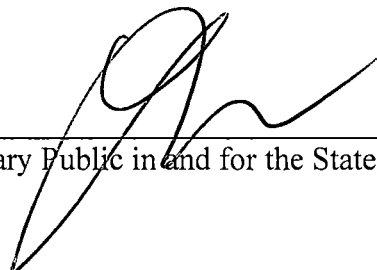

L. Scott Horne
Trustee
1795 Northwest Highway
Garland, TX 75041
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9 day of June 2025, by L.Scott Horne, known to me personally or by driver's license, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041