

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 1st day of July, 2025
Time: 10 AM or not later than three hours after that time
Place: AT George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202
Dallas County, Texas.

TERMS OF SALE: CASH

2025 MAY 15 AM 10:10
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MY DEPUTY

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: May 7, 2021
Grantor(s): RUBELYN BALTISBERGER, A SINGLE WOMAN
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CHAMPIONS
MRTGAGE, LLC, its successors and assigns.
Original Principal: \$155,000.00
Recording Information: Deed Inst.# 202100136346,
Current Mortgagee/Beneficiary: BSI FINANCIAL SERVICES
Secures: The Promissory Note (the "Note") in the original principal amount of \$155,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Dallas
Property Description: (See Attached Exhibit "A")
Property Address: 5616 Preston Oaks Apartment 705, Dallas, TX 75254
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: BSI Financial Services, Inc.
Mortgage Servicer Address: 7500 Old Georgetown Road, Suite 1350 Bethesda, MD 20814

SUBSTITUTE TRUSTEE(S):

Coury Jacocks, Rob Peebles, John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc.

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is _____. I declare
under penalty perjury that _____ I filed and/or recorded 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.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

NORTH AMERICAN SAVINGS BANK, FSB (NAS)
BOYLE, BENEDICT
643 SENDA #54, IRVING, TX 75039

CONVENTIONAL
Firm File Number: 24-041198

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 23, 2021, BENEDICT B. BOYLE, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to ORVAL LEE MARLOW II, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NORTH AMERICAN SAVINGS BANK, FSB in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 202100300828, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, July 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **DALLAS COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF IRVING, COUNTY, OF DALLAS AND STATE OF TEXAS BOUNDED AND DESCRIBED AS FOLLOWS:

BEING THE FOLLOWING REAL PROPERTY OF LA VILLITA CONDOMINIUMS, A CONDOMINIUM CREATED PURSUANT TO THE CONDOMINIUM DECLARATION AND MAP RECORDED IN CC# 20070057137, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, AS AFFECTED BY FIRST AMENDMENT RECORDED IN CC# 20070112693; SECOND AMENDMENT RECORDED IN CC# 20070167251; THIRD AMENDMENT RECORDED IN CC# 20070168668; FOURTH AMENDMENT RECORDED IN CC# 20070203188; FIFTH AMENDMENT RECORDED IN CC# 20070270478; SIXTH AMENDMENT RECORDED IN CC# 20070340855; SEVENTH AMENDMENT RECORDED IN CC# 20070401295; EIGHTH AMENDMENT RECORDED IN CC# 20070442974; NINTH AMENDMENT RECORDED IN CC# 20080080642; TENTH AMENDMENT RECORDED IN CC# 20080093285; ELEVENTH AMENDMENT RECORDED IN CC# 20080277444; TWELFTH AMENDMENT RECORDED IN CC# 20080336347; AMENDED AND RESTATED TWELFTH AMENDMENT RECORDED IN CC# 20080351040; THIRTEENTH AMENDMENT RECORDED IN CC# 200900014591; FOURTEENTH AMENDMENT RECORDED IN CC# 200900028875; FIFTEENTH AMENDMENT RECORDED IN CC# 200900077968; SIXTEENTH AMENDMENT RECORDED IN CC# 200900344677; SEVENTEENTH AMENDMENT RECORDED IN CC# 201000148994; EIGHTEENTH AMENDMENT RECORDED IN CC# 201000304944; NINETEENTH AMENDMENT RECORDED IN CC# 201100297760; TWENTIETH AMENDMENT RECORDED IN CC# 201100317308; TWENTY-FIRST AMENDMENT RECORDED IN CC# 201100322537; TWENTY-SECOND AMENDMENT RECORDED IN CC# 201200160512; TWENTY-THIRD AMENDMENT RECORDED IN CC# 201300327932, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, COVERING A BUILDING AND LAND LOCATED IN DALLAS COUNTY, TEXAS AND DESCRIBED IN SUCH DECLARATION, TOGETHER WITH AN UNDIVIDED INTEREST, APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED BELOW, IN AND TO THE COMMON ELEMENTS IN THE PERCENTAGE DESIGNATED FOR THE RESIDENTIAL UNIT ON EXHIBIT "B" ATTACHED TO THE DECLARATION. PARKING IS PART OF THE RESIDENTIAL UNIT: RESIDENTIAL UNIT: UNIT 54, BUILDING I

TAX ID#: 32C25900000100054

BEING THE SAME PROPERTY AS TRANSFERRED BY DEED DATED 06/06/2019, RECORDED 06/07/2019, FROM YI-JO E. CHAN AND JOCELYN ONG, HUSBAND AND WIFE, TO BENEDICT B. BOYLE, A SINGLE PERSON, RECORDED AS INSTRUMENT #: 201900147462.

Property Address: 643 SENDA #54
IRVING, TX 75039
Mortgage Servicer: NORTH AMERICAN SAVINGS BANK, FSB
Mortgagecc: NORTH AMERICAN SAVINGS BANK F.S.B.
903 E. 104TH STREET
SUITE 400
KANSAS CITY, MO 64131

DALLAS COUNTY
COUNTY CLERK
JOHN E. VARNEN

2025 MAY - 1 AM 11:11

FILED

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.

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

SUBSTITUTE TRUSTEE

John Beazley, Bob Dickerson, Aaron Parker, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Craig Muirhead, Doak Lambert, Wendy Lambert, Cary Corenblum, Matthew Hansen, Joshua Sanders, Shawn Schiller, Shelley Ortolani, Michele Hreha, Mary Mancuso, r Francesca Ortolani, Carol Dunmon, Payton Hreha or Auction.com
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day April 30, 2025.

By: 

Ronny George

Texas Bar No. 24123104

Grant Tabor

Texas Bar No. 24027905

Kathryn Dahlin

Texas Bar No. 24053165

rgeorge@logs.com

13105 Northwest Freeway, Suite 960

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for North American Savings Bank F.S.B.

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