

KAY REED, Trustee of AZCOWA TRUST (as to an undivided 50% interest), AND KAY REED, Trustee of HOME STARS ALLIANCE TRUST (as to an undivided 50% interest), Noteholder August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Jose Dominguez Leija

Victoria Atenea Leija

305 Paza Dr Mesquite, TX 75149-5023

Sent via first class mail and CMRR # 9489 0178 9820 3039 9608 07 on 06.10.2025

2025 JUN 10 AM 11:39
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY CL

NOTICE OF TRUSTEE'S SALE

WHEREAS Jose Dominguez Leija and Victoria Atenea Leija executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201700317938, to which reference is 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, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of July, 2025

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue 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 Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

All that certain lot, tract or parcel of land situated in Dallas County, Texas, and being 0.6076 acres of land out of Mrs. Hazel Rupard Estate in the W. J. Lewis Survey Abstract No. 814, and being more particularly described as follows: BEGINNING at the intersection of the East right of way line of Carver Street with the North right of way line of New Market Road, a 2 inch post set in concrete for corner; THENCE along fence on East right of way line of Carver Street, North 0 deg. 24' West, 162.9 feet, a 3/8" pipe for corner; THENCE South 88 deg. 28' West, 171.2 feet, a 3/8" pipe for corner in North right of way line of New Market Road; THENCE along North right of way line of New Market Road, North 85 deg. 05' West, 156 feet to BEGINNING.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

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.

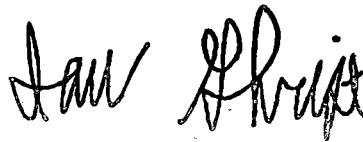
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

GHRIST LAW FIRM PLLC

A handwritten signature in black ink, appearing to read "Ian Ghrist", is written over a horizontal line.

Ian Ghrist, Richard Ramsey
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FILED

JL Casa Investments, LLC, Noteholder
August REI LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

2025 JUN 10 AM 11:39

Dartex Holdings Corporation
8111 LBJ Freeway Suite 1460 Dallas TX 75251

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Sent via first class mail and CMRR # 9489 0178 9820 3039 9607 60 on 06.10.2025

Dartex Holdings Corporation
7522 Holly Hill Dr, Bldg. D Unit 29, Dallas, TX 75231

Sent via first class mail and CMRR # 9489 0178 9820 3039 9607 46 on 06.10.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Dartex Holdings Corporation and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202000117748, to which reference is 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, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of July, 2025

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue 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 Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Unit No. 29, in Building D, together with its undivided interest in the appurtenant common elements of HOLLY OAKS TOWNHOMES, a Condominium Declaration, recorded in Volume 79179, Page 1377, Condominium Records of Dallas County, Texas - More commonly known as 7522 Holly Hill Dr, Bldg D Unit 29 Dallas, TX 75231

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

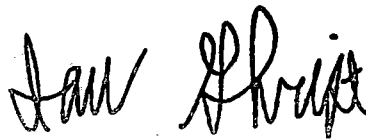
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEES**

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: JUNE 9, 2025

NOTE: Note described as follows:

Date: AUGUST 18, 2023
Maker: LUNKER PARKING, LLC
Payee: BANK FIVE NINE
Original Principal Amount: \$1,344,000.00

FILED
2025 JUN 10 AM 11:38
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

DEED OF TRUST: Deed of Trust described as follows:

Date: AUGUST 18, 2023
Grantor: LUNKER PARKING, LLC
Trustee: TONY MALLERS, ESQ.
Beneficiary: BANK FIVE NINE
Recorded: DOCUMENT NO. 2023000096671, Real Property Records, DALLAS County, Texas

LENDER: BANK FIVE NINE

BORROWER: LUNKER PARKING, LLC

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances

and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

JULY 1, 2025, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In DALLAS County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: AUGUST 18, 2023
Grantor: LUNKER PARKING, LLC
Trustee: TONY MALLERS, ESQ.
Beneficiary: BANK FIVE NINE
Recorded: DOCUMENT NO. 2023000096671, Real Property Records, DALLAS County, Texas

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

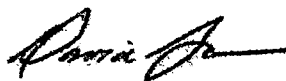
Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of JUNE 9, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: /s/ Michael P. Menton
Name: Michael P. Menton, Attorney for
BANK FIVE NINE

Notice of Sale executed by:



Name: David Garvin

Substitute Trustee

P:\crd\BANK FIVE NINE\25-0956 LUNKER PARKING, LLC\JULY 2025\NOTICE OF FORECLOSURE.doc

EXHIBIT A

Being a tract of land situated in the H. Walters Survey, Abstract No. 958, Collin County, Texas same being that same tract of land conveyed to Robert Odell Turley by deed recorded in Volume 4087 Page 938, Deed Records, Collin County, Texas and being more particularly described as follows:

Beginning at a point for corner in the approximate centerline of County Road 547 (from which bears North 88 degrees 47 minutes 30 seconds West 22.82 feet a 1/2 inch iron rod found for reference) being in the West line of that tract of land described in deed to Harpal Singh & Jaskiran Kaur by deed recorded in Instrument No. 20210927001967710, Official Public Records, Collin County, Texas and being at the Northeast corner of that tract of land described in deed to Larry D. Gooch and wife, Peggy L. Gooch by deed recorded in Volume 924, Page 703, Deed Records, Collin County, Texas;

Thence North 88 degrees 47 minutes 30 seconds West, along the North line of said Gooch tract passing at a distance of 22.80 feet said 1/2 inch reference rod and continuing a total distance of 1133.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped CBG Surveying set for corner at the Northwest corner of said Gooch tract and being in the East line of Pebble Beach Ranch, an addition in Collin County, Texas, according to the plat thereof recorded in Volume 2007, Page 278, Map/Plat Records, Collin County, Texas;

Thence North 00 degrees 30 minutes 05 seconds East, along the East line of said Pebble Beach Addition a distance of 191.89 feet to a 1/2 inch iron rod found for corner, point being at the Southwest corner of that tract of land described in deed to Debora L. O'Neal and husband, Doni D. O'Neal by deed recorded in Volume 4755, Page 1802, Deed Records, Collin County, Texas;

Thence South 88 degrees 47 minutes 33 seconds East, along the South line of said O'Neal tract passing at a distance of 1116.49 feet a 1/2 inch iron rod with a yellow plastic cap stamped CBG Surveying set for reference and continuing a total distance of 1136.49 feet to a point for corner in the approximate centerline of said County Road 547 in the West line of said Singh tract;

Thence South 01 degree 24 minutes 11 seconds West, a distance of 191.89 feet to the place of beginning and containing a total of 217,782 square feet or 5.0 acres of land.

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NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 06/29/2024
Grantor(s): Johnny Parker Jr.
Mortgagee: 2301 Commonwealth, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 202400191592
Property County: Dallas County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **Dallas County, Texas**, being more particularly described as, **LOTS 3 AND 4 IN BLOCK 2, HORACE MOORE'S UNRECORDED ADDITION IN DALLAS COUNTY, TEXAS, AS SHOWN BY THE QUIT CLAIM DEED RECORDED IN VOLUME 71103 PAGE 553 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.** (more particularly described in the Loan Documents).

Date of Sale: 7/1/2025

Earliest Time Sale Will Begin: 10:00 AM

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

The Trustee or Substitute Trustee will sell 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.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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 _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2025 JUN 10 AM 11:03

FILED

The Mortgagee, whose address is:

2301 Commonwealth, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 6/10/2025



**Shelley Ortolani or Michele Hreha
or Mary Mancuso or Francesca
Ortolani or Carol Dunimon or
Payton Hreha or Maribel Manrique
or Lucia Cortinas or Michelle
Figuerola or Enrique Loera or
Susana Macias or Donna Brammer
or Katrina Rodriguez or Rinki
Shah or Theresa Phillips or David
Cerdeja or Jose Martinez or Mark
Laffaye or Alexander Lawson or
Maria Dabrowska or Lesbia
Longoria or Emilio Martinez or
Miguel Alberto Molina Alvarez or
Viridiana Silva or
Tamiriramunashe Cathy Lee
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Yajaira
Garcia or Michael Gurwitch or
Nicholas Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

Notice of Foreclosure Sale

Date of Notice of Foreclosure Sale: July 1, 2025

Deed of Trust:

Deed of Trust ("Deed of Trust"):

Dated: February 16, 2024

Grantor: LESLIE MERRELL

Trustee: William M. Woodall, P.C./Bruce A. Alford/Brian Hall

Lender: ARTHUR PINKARD GALE

Recorded in: Dallas County Clerk's Instrument Number 202400032691 of the real property records of Dallas County, Texas being in renewal and extension of the Deed of Trust recorded under Dallas County Clerk's Instrument Number 202300039654 of the real property records of Dallas County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$1,290,000.00, executed by LESLIE MERRELL ("Borrower") and payable to the order of Lender

Modifications and Renewals: Dallas County Clerk's Instrument Number 202400032691 of the real property records of Dallas County, Texas and being in renewal and extension of the Deed of Trust recorded under Dallas County Clerk's Instrument Number 202300039654 of the real property records of Dallas County, Texas (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Property address: 6211 West Northwest highway, Unit C-100, Dallas, Texas 75225

Legal Description: Being Unit Nos. B-26, B-27, B-28, B-29, B-30, B-31, and B-34 in

2025 JUN -9 PM 3:42
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Building A, and an appurtenant undivided percentage interest in and to the general and limited common elements of PRESTON TOWER CONDOMINIUMS, a condominium regime recorded in Volume 79005, Page 1066, Condominium Records, Dallas County, Texas, when taken with Amendments and/or Supplements thereto, including instruments recorded in Volume 79232, Page 2041, Volume 80098, Page 1982, Volume 80172, Page 2395, Volume 87131, Page 1363, Volume 91153, Page 3058, and Volume 91153, Page 3061, Deed Records, Dallas County, Texas.

Foreclosure Sale:

Date: July 1, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: Pursuant to Dallas Court Order 2009-0463, the Foreclosure Sale will take place on the North Side of the George Allen Courts Building Facing Commerce Street below the overhang.

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 ARTHUR PINKARD GALE'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, ARTHUR PINKARD GALE, the owner and holder of the Note, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of ARTHUR PINKARD GALE's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with ARTHUR PINKARD GALE'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 ARTHUR PINKARD GALE passes the Foreclosure Sale, 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.

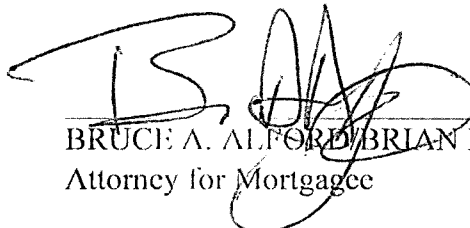
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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.

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.



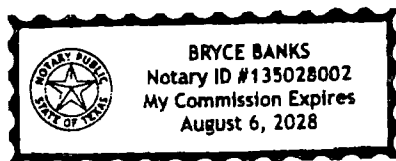
BRUCE A. ALFORD/BRIAN HALL
Attorney for Mortgagee


STATE OF TEXAS)

COUNTY OF DALLAS)

Before me, the undersigned notary public, on this day personally appeared BRUCE ALFORD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4 day of June 2025.





Notary Public, State of Texas

FILED

2025 JUN -6 PM 12:07

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY THE STATE OF TEXAS

NOTICE OF TRUSTEE'S SALE

COUNTY OF DALLAS

§
§
§

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 is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time, and place specified in this notice.

DATE OF SALE: Tuesday, the 1st day of July, 2025.

TIME OF SALE: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale will commence is 10:00 a.m., and the sale will commence no later than 12:59 p.m.

PLACE OF SALE: Dallas County Courthouse, George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, at the area at the George Allen Courts Building designated by the Commissioner's Court, Dallas County, Texas, where the foreclosures are to take place, such area is on the North Side of the Building facing 600 Commerce Street below the overhang.

INFORMATION REGARDING THE LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Enabling Declaration for Establishment of a Condominium Regime for "Birchbrook II Condominium", recorded under Document No. Volume 79203, Page 2866 in the Official Public Records of Dallas County, Texas, (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

INDEBTEDNESS SECURED: Pursuant to the *Enabling Declaration for Establishment of a Condominium Regime for "Birchbrook II Condominium"*, recorded under Document No. Volume 79203, Page 2866 in the Official Public Records of Dallas County, Texas, (the "Declaration"), Birchbrook II Condominium Association, Inc. (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of Birchbrook II Condominiums (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

APPOINTMENT OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Trustee

DATE: May 15, 2025.

NAME OF TRUSTEE: Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brillian, and/or Jameson Joyce, and/or Yvette Medina, and/or Grant Neidenfeuhr, and/or Matthew Kirby, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

The Property is a condominium unit in Birchbrook II Condominium Association, Inc. (the "Project") and is subject to the Enabling Declaration for Establishment of a Condominium Regime for "Birchbrook II Condominium", (the "Declaration").

Mary P. Conteh Bongay and Alfred Paul Kamanda Bongay ("Debtors") are the owners of the Property pursuant to an Warranty Deed with Vendor's Lien recorded at Document No. 201900340290, Official Public Records, Dallas County, Texas;

The Declaration establishes Birchbrook II Condominium Association, Inc. (the "Association"), an association as that term is used in the Texas Uniform Condominium Act, to manage and administer the affairs of the Project and authorizes the Association to impose maintenance assessments upon all owners of the condominium units in the Project to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of the Project (the "Assessments");

The Declaration and/or the Texas Uniform Condominium Act creates an express contractual lien on each condominium unit in the Project to secure the payment of any due but unpaid Assessments owed by any unit owner (the "Lien") and authorizes the Association to enforce such Lien through nonjudicial foreclosure;

The Declaration and/or the Texas Uniform Condominium Act provides that by accepting a deed to his or her condominium unit, such owner shall be deemed to have expressly granted to the Association a power of sale upon his or her unit to secure payment of the Assessments thereafter imposed upon such owner and without other formality than executing an instrument in writing, the Association shall have the right to appoint a successor or trustee to exercise the power of sale;

Debtors have failed to pay the Assessments imposed by the Association;

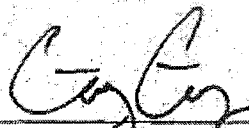
The Association has requested that Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brillian, and/or Jameson Joyce, and/or Yvette Medina, and/or Grant Neidenfeuhr, and/or Matthew Kirby, act as trustee pursuant to the Appointment of Trustee, sell the Property, and apply the proceeds of such sale in accordance with the provisions of the Declaration. Pursuant to section 51.009 of the Texas Property Code, the sale of the Property will be AS IS condition, without any express or implied warranties, and subject to any prior encumbrances to title filed of record and/or expressly set forth in the Declaration.

Therefore, at the date, time, and place set forth above, the undersigned, as Trustee, will conduct the sale of the Property as a public auction to the highest bidder for cash pursuant to the terms of the Declaration, subject to all prior encumbrances (including but not limited to prior liens), easements, restrictive covenants, liens, rights of parties in possession, mineral interests and leases, and other matters affecting title to the Property that would be shown by a review of the Official Public Records of Dallas County, Texas, or by an on-the-ground inspection of the Property.

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any Substitute 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.

Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish to obtain more information regarding your rights as a debtor, please visit: <https://www.consumerfinance.gov/>. Additionally, should you dispute all or any part of the sums set forth above please email debtverification@caglepugh.com.

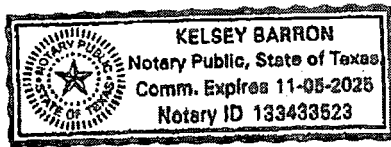
IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 15th day of May, 2025.



Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brillian, and/or Jameson Joyce, and/or Yvette Medina, and/or Grant Neidenfeuhr, and/or Matthew Kirby, any to act as trustee

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 15th day of May, 2025, by Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brillian, and/or Jameson Joyce, and/or Yvette Medina, and/or Grant Neidenfeuhr, and/or Matthew Kirby, Trustee.



K. Barron
Notary Public Signature

NAME AND ADDRESS OF TRUSTEE:

Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brilliant, and/or Jameson Joyce, and/or Yvette Medina, and/or Grant Neidenfeuhr, and/or Matthew Kirby, any to act as trustee

CAGLE PUGH

4301 Westbank Drive, Building A, Suite 150,
Austin, Texas 78746

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 5808 MILTON ST. #103, DALLAS, TX 75206

BEING THE FOLLOWING REAL PROPERTY OF BIRCHBROOK II CONDOMINIUM, A CONDOMINIUM CREATED PURSUANT TO THE CONDOMINIUM DECLARATION AND MAP RECORDED IN VOLUME 79203, PAGE 2866, CONDOMINIUM RECORDS OF 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 AS CONTAINED IN THE DECLARATION:

RESIDENTIAL UNIT: UNIT 103, BUILDING A.

Hermitage Mortgage LLC.
PO Box 851025
Richardson, TX 75085
June 5, 2025

FILED
2025 JUN -5 PM 2:02
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Jose Dolores Morales Garcia and
Stephanie Evette Morales
114 W Adkins St
Seagoville, TX 75159

VIA CMRRR# 9414 8118 9876 5448 4918 65
and VIA REGULAR MAIL

RE: Notice of Acceleration of Promissory Note date February 28, 2023 with a debt in the Original Principal Amount of \$147,500 executed by Jose Dolores Morales Garcia and Stephanie Evette Morales payable to the order of Hermitage Mortgage LLC.

Dear Mr. Jose Dolores Morales Garcia and Mrs. Stephanie Evette Morales

This letter is being sent to you as the debtor on the indebtedness evidenced by the debt described above. You were notified by letter of **April 17, 2025**, that default had occurred in the payment of the debt and that Hermitage Mortgage LLC. the holder would accelerate the maturity of such debt on or after **May 13, 2025**, unless the default was cured before that time and have a trustee sell your property at auction. Because of your failure to cure the default in payment of the debt, your indebtedness has been accelerated. The amount due on this indebtedness as of today is **\$153,300.31** in principal, plus all unpaid accrued interest since **March 1, 2025** and any late charges, any tax or insurance advances and attorney fees of **\$1,500.00**. The debt will continue to accrue interest at the rate set forth in the Promissory Note until paid. Additionally, the Deed of Trust provides for reimbursement of reasonable attorney's fees incurred by the holder and beneficiary or these instruments in the collection of the indebtedness owed on the Deed of Trust.

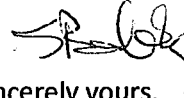
Unless you dispute the validity of the debt, or any portion thereof, within **thirty days** after receipt of this notice, the debt will be assumed to be valid by the undersigned. If you notify the undersigned in writing within thirty days of the receipt of this letter that the debt, or any portion thereof, is disputed, I will obtain verification of the debt and will mail a copy of the verification to you. Upon your written request, within the thirty-day period for the verification, I will provide you with the name and address of the original creditor. These **thirty-day** periods do not alter, waive, or affect the time for payment set forth above. You are notified that any information you give me will be used in the collection of the debt owed the noteholder.

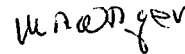
You may contact me at the Hermitage Mortgage LLC. PO Box 851025 Richardson, TX 75085 for further information concerning the exact amount due and owed on the note for arranging the payment of your indebtedness.

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 of the Notional 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.

PLEASE BE ADVISED THAT THIS FRIM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFROMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Demand is hereby made that this indebtedness be paid. A notice of Foreclosure Sale for July 1, 2025, is enclosed herewith.


Sincerely yours,
Scott Belsley



NOTICE OF FORESLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Lot 4 Perrin Addition, an addition to the City of Seagoville, Dallas County Texas, according to map or plat thereof recorded in volume 74114, page 1093, of the map and/or plat records of Dallas County, Texas, more commonly known as 114 W Adkins St, Seagoville, Texas

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 hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Dallas County Courthouse in Dallas, Texas, at the location designated by the County Commissioners at North Side of Gorge Allen Courts Building facing 600 Commerce St., below the overhang.

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 refiling may be after the date originally scheduled for this sale.

3. 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 indebtedness up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. All noteholders will be acting and bidding jointly.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. 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 **Jose Dolores Morales Garcia and Stephanie Evette Morales** ("Debtor"). The Deed of Trust is dated **February 28, 2023**, and was recorded in the office of the **County Clerk of Dallas County, Texas** on **March 3, 2023**, under instrument No. **2023-00041124**

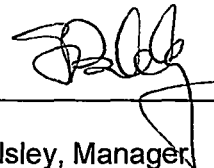
5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the Promissory Note in the original principal amount of **\$147,500** executed by Debtor and payable to the order of Hermitage Mortgage LLC. Is the owner and holder of the Obligations and the beneficiary under the Deed of Trust.

6. Notice. ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE, OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS 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.

Questions concerning the sale may be directed to the undersigned.

7. Default and Request to Act. The indebtedness is now due, and the beneficiary has requested 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 5, 2025

A handwritten signature in black ink, appearing to read "Scott Belsley", is written over a horizontal line.

Scott Belsley, Manager

Hermitage Mortgage LLC.

PO Box 851025

Richardson, TX 75085

NOTICE OF FORECLOSURE SALE – Page 3

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: 10am or not later than three hours after that time
Place: AT NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING
COMMERCE STREET OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE in Dallas County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: July 1, 2022
Grantor(s): AmErika's Global Realty LLC
Original Mortgagee: Quick Fast Mortgage LLC
Original Principal: \$157,600.00
Recording Information: Deed Inst.# 202200187515,
Current Mortgagee/Beneficiary: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2024-INV1
Secures: The Promissory Note (the "Note") in the original principal amount of \$157,600.00 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: 5044 Matilda St, Dallas, TX 75206
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: Fay Servicing, LLC
Mortgage Servicer Address: 425 S. Financial Place, Suite 2000 Chicago, IL 60605

2025 JUN -5 AM 10:28
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

FILED

SUBSTITUTE TRUSTEE(S):

Ortolani, Carol Dunmon or Payton Hreha

Coury Jacocks, Rob Peebles, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca

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

EXHIBIT "A"

Being the following real property of BIRCHBROOK CONDOMINIUMS, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 79105, Page 1125, Condominium Records of 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 as contained in the Declaration; and also including the following parking and storage spaces as limited common elements to the Residential Unit:

Residential Unit: Unit 123, Building I

Parking Space(s): 9 and 10

Storage Space(s): n/a

**NOTICE OF FORECLOSURE SALE
("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 OF NOTICE: June 10, 2025

**INSTRUMENT TO BE
FORECLOSED:** Deed of Trust ("Deed of Trust")

DATED: September 23, 2021

GRANTOR: Bryan Compeau

TRUSTEE: Schultz & Kellar, PLLC

LENDER: Anthony H. Todd

**CURRENT
HOLDER:** Anthony H. Todd

RECORDED IN: Deed of Trust is recorded under Instrument Number 202100287309 of the real property records of Dallas County, Texas.

**LEGAL DESCRIPTION &
PROPERTY TO BE SOLD:**

UNIT 146, BUILDING J, RIVER OAKS CONDOMINIUMS, A CONDOMINIUM PROJECT IN DALLAS COUNTY, TEXAS; TOGETHER WITH THE LIMITED COMMON ELEMENTS AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS DEFINED IN THAT DECLARATION RECORDED IN VOLUME 79126, PAGE 244; AND AMENDED IN VOLUME 79237, PAGE

2025 JUN 10 PM 3:03
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

1709, VOLUME 81004, PAGE 2069, PAGE 85076, PAGE 3128, CLERK'S FILE NO(S). 201200135225, 201400067638, 201500181426, 201800082678, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

(MORE COMMONLY KNOWN AS: 4859 CEDAR SPRINGS ROAD #146, DALLAS, TEXAS 75219)

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Bryan Compeau, securing the payment of the indebtedness in the original principal amount of \$108,675.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note.** Anthony H. Todd, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: July 1, 2025

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE L. ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.001 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE*

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 the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro and/or Joseph Juarez and/or Sara Colavito

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, Anthony H. Todd, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Anthony H. Todd's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Anthony H. Todd'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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Anthony H. Todd, passes the Foreclosure Sale, 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 Anthony H. Todd. 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, any Trustee or 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 Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229
Phone: 972-708-4425
Fax: 972-521-6413

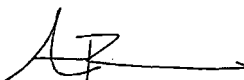
Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Anthony H. Todd This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Anthony H. Todd Contact information for DIA Servicing, LLC, may be found below:

**DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229**

**Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com**

Renfro Law, PLLC



By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

CERTIFICATION OF MAILING

Bryan Compeau
4859 Cedar Springs Road #146
Dallas, Texas 75219

DATE SENT: JUNE 10, 2025

VIA USPS FIRST-CLASS MAIL &

VIA CMRRR #9889-0710-5270-2156-8867-71

BY: AP

Bryan Compeau
4605 Cedar Springs Road #311
Dallas, Texas 75219

DATE SENT: JUNE 10, 2025

VIA USPS FIRST-CLASS MAIL &

VIA CMRRR #9889-0710-5270-2156-8867-68

BY: AP

I HEREBY CERTIFY THAT ON JUNE 10, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.

AP
Ashleigh Renfro

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 A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE YOUNG E. RUSSELL SURVEY, ABSTRACT NO. 1230, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH PIPE FOUND IN THE WEST RIGHT-OF-WAY LINE OF ETAIN ROAD, THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF ETAIN ROAD WITH THE NORTH LINE OF SAID RUSSELL SURVEY;

THENCE SOUTH 00 DEGREES 22 MINUTES 00 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF ETAIN ROAD, A DISTANCE OF 147.60 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 07 MINUTES 07 SECONDS WEST, A DISTANCE OF 248.60 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEGREES 21 MINUTES 49 SECONDS WEST, A DISTANCE OF 151.70 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 54 MINUTES 01 SECOND EAST, A DISTANCE OF 248.60 FEET TO THE POINT OF BEGINNING AND CONTINUING 37.182.9385 SQUARE FEET OR 0.8536 ACRES OF LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/30/2015 and recorded in Document 201500318266 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 JEFFERSON BRAGA AND SOUKAINA ERRIDI, provides that it secures the payment of the indebtedness in the original principal amount of \$519,860.40, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEVON BANK is the current mortgagee of the note and deed of trust and DEVON BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEVON BANK c/o DEVON BANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047-8945 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 F. WARREN
COUNTY CLERK
DALLAS COUNTY
OFFICE

2025 JUN 10 AM 11:12

FILED

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 THE FOLLOWING REAL PROPERTY OF PARKSIDE CEDAR SPRINGS CONDOMINIUMS, A CONDOMINIUM CREATED PURSUANT TO THE CONDOMINIUM DECLARATION AND MAP RECORDED IN CC# 20070075580, CONDOMINIUM RECORDS OF 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 "C" ATTACHED TO THE DECLARATION:

RESIDENTIAL UNIT: UNIT 6H, BUILDING 6

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/10/2021 and recorded in Document 202100370616 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 MANUEL CHAD CUMMINS, provides that it secures the payment of the indebtedness in the original principal amount of \$148,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Fifth Third Bank N.A. is the current mortgagee of the note and deed of trust and FIFTH THIRD BANK, NATIONAL ASSOCIATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Fifth Third Bank N.A. c/o FIFTH THIRD BANK, NATIONAL ASSOCIATION, 5001 Kingsley Drive, MD MOBBW, Cincinnati, OH 45227 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 6/5/25 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.

FILED
2025 JUN -5 AM 8:22
JOHN E. JARREN
COUNTY CLERK
DALLAS COUNTY
BY

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 15th day of April, 2025, a Notice of Lien was filed of record at Document Number 202500076596, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **COPPER REALTY, LLC**, the present owner of said real property, to Glen Oaks Association, Inc. (the "Association"); and

WHEREAS, the said **COPPER REALTY, LLC**, has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 1st day of July, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 4th day of June, 2025.

GLEN OAKS ASSOCIATION, INC.

By: 

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 4th day of June, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
BY

2025 JUN -4 PM 3:25

FILED

EXHIBIT "A"

9910 Royal Lane, #1203
Dallas TX 75231

GLEN OAKS TOWNHOMES CONDO, BLK B/8106 LT 1 ACS 6.3769, BLDG L UNIT
1203 CE 1.2123%, INT202100162502 DD06012021 CO-DC

Parcel ID#: 8106 00B 00100 3008106 00B

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 9th day of April, 2025, a Notice of Lien was filed at Document 202500071736, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **ONE HOME REALTY I, LLC**, the present owner of said real property, to Las Colonitas Condominium Association (the "Association"); and

WHEREAS, the said **ONE HOME REALTY I, LLC**, has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 1st day of July, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 4th day of June, 2025.

**LAS COLONITAS CONDOMINIUM
ASSOCIATION**

By: 

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road
Suite 615
Dallas, Texas 75244

This notice was posted by me on the 4th day of June, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

2025 JUN -4 PM 3:25

02715

EXHIBIT "A"

LAS COLONITAS CONDOMINIUMS, BLOCK 8395 (8.00 acres), BUILDING GG, UNIT 2124 and 0.383% CE, DALLAS COUNTY, TEXAS; and having the street address of 12830 Midway Road, #2124, Dallas, Texas.