

70

**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:** MAY 5, 2025

**NOTE:** Note described as follows:

Date: APRIL 9, 2024  
Maker: MCA PROPERTIES TX CORP., A TEXAS CORPORATION  
Payee: TVC MORTGAGE TRUST 2024-RRTL1, ON BEHALF OF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER-TRUSTEE, successor to the original lender.  
Original Principal  
Amount: \$249,946.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: APRIL 9, 2024  
Grantor: MCA PROPERTIES TX CORP., A TEXAS CORPORATION  
Trustee: TEMPLE VIEW CAPITAL FUNDING, LP  
Beneficiary: TVC MORTGAGE TRUST 2024-RRTL1, ON BEHALF OF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE, successor by merger to the original beneficiary.  
Recorded: DOCUMENT NO. 202400074795, Real Property Records, DALLAS County, Texas.

**LENDER:** TVC MORTGAGE TRUST 2024-RRTL1, ON BEHALF OF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE, successor by merger to

FILED  
2025 MAY - 8 AM 11:50  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
TEXAS

the original lender.

**BORROWER:** MCA PROPERTIES TX CORP., A TEXAS CORPORATION

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, 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, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER, KELLY GODDARD

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

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

JUNE 3, 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, at the George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 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: APRIL 9, 2024  
Grantor: MCA PROPERTIES TX CORP., A TEXAS CORPORATION  
Trustee: TEMPLE VIEW CAPITAL FUNDING, LP  
Beneficiary: TVC MORTGAGE TRUST 2024-RRTL1, ON BEHALF OF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE, successor by merger to the original beneficiary.  
Recorded: DOCUMENT NO. 202400074795, Real Property Records, DALLAS County, Texas.

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, 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.***

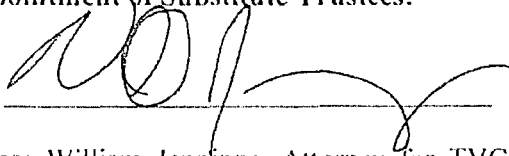
**SUBSTITUTE TRUSTEE:** DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN,

JANET PINDER, JAMIE DWORSKY, ANGELA COOPER, KELLY GODDARD

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

Each Substitute Trustee is appointed **effective as of May 5, 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:**

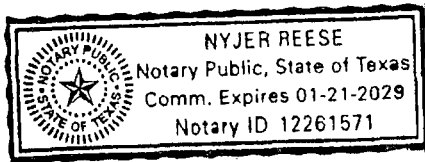
By: 

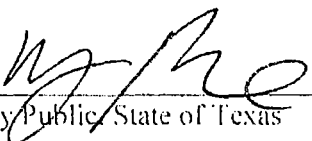
Name: William Jennings, Attorney for TVC MORTGAGE TRUST 2024-RRTL1, ON BEHALF OF U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE

THE STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

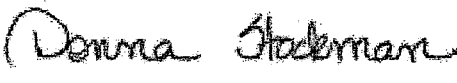
BEFORE ME, the undersigned authority, on this day appeared William Jennings, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on MAY 5, 2025



  
Notary Public, State of Texas

Notice of Sale executed by:



Name: Donna Stockman

Substitute Trustee

## **EXHIBIT A**

Being Lot 1, in Block 5/6923, of Woodland Park, First Section, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 337, Page 1121, of the Map Records of Records of Dallas County, Texas.

10527 CAYUGA DRIVE  
DALLAS, TX 75228

00000010442986

**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.

**1. Date, Time, and Place of Sale.**

Date: June 03, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 14, 2006 and recorded in Document INSTRUMENT NO. 200600064070 real property records of DALLAS County, Texas, with LUCIO SANTOS, A SINGLE PERSON AND JUAN CARLOS SANTOS, A SINGLE PERSON, grantor(s) and NEXMARK MORTGAGE, LLC, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LUCIO SANTOS, A SINGLE PERSON AND JUAN CARLOS SANTOS, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$78,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-WMC2, Mortgage Pass-Through Certificates, Series 2006-WMC2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

BY \_\_\_\_\_  
DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN  
2025 MAY -8 AM 11:51

FILED

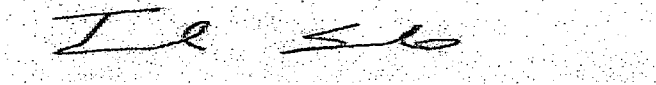


10527 CAYUGA DRIVE  
DALLAS, TX 75228

00000010442986

**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5/8/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 5/8/25

10527 CAYUGA DRIVE  
DALLAS, TX 75228

00000010442986

00000010442986

DALLAS

**EXHIBIT "A"**

LOT 24, BLOCK 12/5361, OF Eastridge Park, SECTION ONE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 141, PLAT RECORDS, DALLAS COUNTY, TEXAS.



9526 PENINSULA DRIVE  
DALLAS, TX 75218

00000009653635

**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.**

**1. Date, Time, and Place of Sale.**

Date: June 03, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 26, 2014 and recorded in Document DOCUMENT NO. 201400193288 real property records of DALLAS County, Texas, with FRANK JOSEPH AZZARELLO, SINGLE MAN AND ROBERT CHARLES AZZARELLO A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXAS LENDING.COM, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by FRANK JOSEPH AZZARELLO, SINGLE MAN AND ROBERT CHARLES AZZARELLO A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$66,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. 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. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
601 OFFICE CENTER DRIVE  
SUITE 100  
FORT WASHINGTON, PA 19034

BY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2

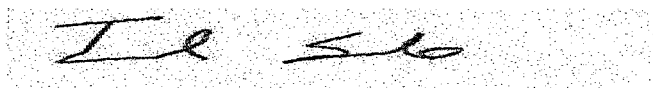
2025 MAY -8 AM 11:51

GET



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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., ROBERT FORSTER, JEFFREY FLEMING, ISRAEL SAUCEDO, OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5/8/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 5/8/25

9526 PENINSULA DRIVE  
DALLAS, TX 75218

00000009653635

00000009653635

DALLAS

**EXHIBIT "A"**

LOT 5, BLOCK 17/5395, OF LAKE HIGHLANDS ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 5, PAGE 397, MAP RECORDS OF DALLAS COUNTY, TEXAS.

8349 LONDONDERRY LN  
DALLAS, TX 75228

00000010146421

**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.**

**1. Date, Time, and Place of Sale.**

Date: June 03, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 24, 2020 and recorded in Document INSTRUMENT NO. 202000234616 real property records of DALLAS County, Texas, with BENISH A SHAH, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BENISH A SHAH, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$393,775.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SELENE FINANCE LP is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. 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. SELENE FINANCE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

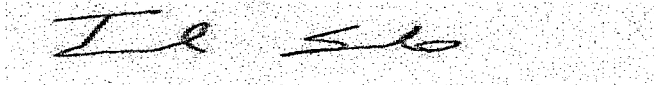
c/o SELENE FINANCE  
3501 OLYMPUS BLVD  
5TH FLOOR, SUITE 500  
DALLAS, TX 75019

BY  
DEPUTY  
JOHN F. WAREEN  
COUNTY CLERK  
DALLAS COUNTY  
2025 MAY -8 AM 11:51



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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., ROBERT FORSTER, JEFFREY FLEMING, ISRAEL SAUCEDO, OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5/8/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 5/8/25

8349 LONDONDERRY LN  
DALLAS, TX 75228

00000010146421

00000010146421

DALLAS

**EXHIBIT "A"**

BEING LOT 26, IN BLOCK X/8473, OF BUCKNER TERRACE ADDITION, THIRD INSTALLMENT, SEVENTH SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 165, PAGE 2107, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

FILED

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale. 2025 MAY -8 AM 11:15

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

See Exhibit A attached hereto and made a part hereof as if copied herein verbatim.

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

Date: Tuesday, June 3, 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 no later than 1:00 p.m.

Place: The area of the North Side of the George Allen Courts Building in Dallas, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

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 note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date 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. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to 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. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or 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 sale.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. 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



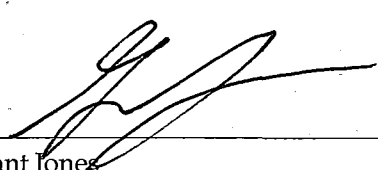
United States, please send written notice of the active duty military service to the sender of this notice.

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 that one certain Deed of Trust, Security Agreement and Assignment of Rents executed Williejaxon Via LLC, dated September 30, 2021, and recorded in Document Number 202100294729 of the Official Public Records of Dallas County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$450,000.00 executed by Williejaxon Via LLC payable to the order of BancorpSouth Bank (collectively the "Obligation"). Cadence Bank is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as 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: May 7th, 2025.

  
\_\_\_\_\_  
Grant Jones  
Substitute Trustee  
Haley & Olson, P.C.  
100 N. Ritchie Road, Suite 200  
Waco, Texas 76712  
Telephone: (254) 776-3336  
Facsimile: (254) 776-6823  
Email: [brasner@haleyolson.com](mailto:brasner@haleyolson.com)

## Exhibit A

### Legal Description

BEING a 10,501 square foot (0.241 acre) tract of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, same being all of Lots 3 & 4 and a Portion of Lot 2, Block 4004, out of JAMES W. STONEHAM'S SUBDIVISION, an Addition to the City of Dallas, by Plat recorded in Volume 1, Page 139, Map Records, Dallas County, Texas, further being that certain tract of land conveyed to WILLIEJAXON VIA, LLC, by Deed recorded in Instrument Number 202100245989, Official Public Records, Dallas County, Texas, together with those certain parcels of land conveyed to Williejaxon VIA, LLC, by Deed recorded in Instrument Number 201900175346, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the west line of Topeka Avenue (40' R.O.W.), same being the northeast corner of Common Area "B" out of WILLIEJAXON TWO, by Plat recorded in Instrument Number 201800288090, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 44 minutes 54 seconds West, departing said west line, along the north line of said Common Area "B", for a distance of 100.01 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the east line of Lot 7, of aforementioned JAMES W. STONEHAM'S SUBDIVISION;

THENCE North 00 degrees 15 minutes 06 seconds West, for a distance of 105.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the east line of Lot 10, of said Addition, same being in the west line of Lot 2, of said Addition;

THENCE North 89 degrees 44 minutes 54 seconds East, over and across said Lot 2, for a distance of 100.01 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the west line of aforementioned Topeka Avenue, same being in the east line of said Lot 2;

THENCE South 00 degrees 15 minutes 06 seconds East, along said west line, for a distance of 105.00 feet, to the POINT OF BEGINNING and containing 10,501 square feet or 0.241 acres of land, more or less.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, On the 15<sup>th</sup> day of August, 2020, **Carmen Karina**, executed a Deed of Trust conveying to S. R. Graham, Trustee, the Real Estate hereinafter described, to secure a Vendor Lien Note in the payment of a debt therein described, said Deed of Trust being Recorded as instrument Number 202000249182, in the Deed of Trust Records of Dallas County, Texas, and,

WHEREAS, Default has occurred, default in delinquent property taxes, and default for not providing insurance.

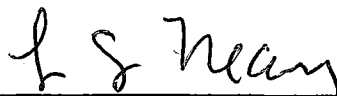
And the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3rd day of June, 2025 between 10 o'clock A.M. and 4 o'clock P.M., I will sell said Real Estate at the door of the County Court House in Dallas County, Texas, in the area designated by the Dallas County Commissioners Court for foreclosure sales to occur at the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, and more specifically being the north side of the building below the overhang facing Commerce Street. The property will there be sold to the highest bidder for cash. The earliest time that the sale will occur is 10:00 am


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

Being Lot 4 in Block 30/4080 of the Liberty Heights Addition, an addition to the City of Dallas, Texas, according to the map thereof recorded in vol. 2, Page 92-93 of the Map records of Dallas County, Texas. **Also known as 1726 Marfa Dallas, Texas 75216**

WITNESS MY HAND THIS the 8th day of May, 2025



L. G. Neary, Substitute Trustee  
4831 Gretna St.  
Dallas, Texas 75207  
214.969.7365

2025 MAY -9 PM 1:55  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY  DEPUTY

FILED

FILED

**Notice of Substitute Trustee's Sale**

2025 MAY -9 PM 1:53

May 9, 2025

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY \_\_\_\_\_ DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: January 24, 2022

Grantor: Bring the Light Ministries, Inc. by Francis Earl Fitzsimmons,  
President

Trustee: Troy Stegemoeller  
1508 Texas Ave  
Lubbock, TX 79401

Lender: Vista Bank

Recorded in: The real property records of Dallas County, Texas being in  
renewal and extension of Deed of Trust filed and recorded on  
January 25, 2022 -County Clerk's File and Instrument Number  
202200021015.

**Legal Description:**

**TRACT 1:**

Being a tract of land situated in the D.A. Murdock Survey, Abstract No. 998, in the City of Dallas, Dallas County, Texas, said tract being part of Lot 4 and 5, Block 7048 of the J.L. Ferguson Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 1173, Page 189 of the Deed Records of Dallas County, Texas, being that tract of land described as Tract 1 in General Warranty Deed to Directions 12 recorded in Instrument Number 201400273047 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows: Beginning at a mag nail found for corner, said corner being in the southwest right-of-way line of Charles Street (variable width right-of-way), said corner also being the east corner of that tract of land described in Texas General Warranty Deed with Vendor's Lien to Christian Stronghold Baptist Church recorded in Volume 2009007, Page 4316 of the Deed Records of Dallas County, Texas; Thence South 45 degrees 26 minutes 02 seconds East, along the southwest right-of-way line of said Charles Street, a distance of 112.00 feet to a 1/2 inch iron rod found for corner, said corner being in the northwest line of that tract of land described in Deed without Warranty to JJT Properties recorded in Volume 2000068, Page 912 of the Deed Records of Dallas County, Texas; Thence South 44 degrees 51 minutes 41 seconds West, along the northwest line of said JJT Properties tract, a distance of 132. 71 feet to a 1 /2 inch iron rod with yellow plastic cap stamped "Pacheco Koch" found for corner, said corner being the west corner of said JJT Properties tract, said corner also being the north corner of that tract of land described as Tract 3 of said Directions 12 tract, from which lies a 1 /2 inch iron rod found which bears South 72 degrees 01 minutes 39 seconds West, 0.11 feet; Thence South 44 degrees 29 minutes 49 seconds West, along the

northwest line of said Tract 3, a distance of 133.20 feet to a 1/2 inch iron rod for corner, said corner being in the northeast right-of-way line of Laughlin Drive (variable width right-of-way); Thence North 45 degrees 21 minutes 00 seconds West, along the northeast right-of-way line of said Laughlin Drive, a distance of 112.00 feet to an "X" cut in concrete found for corner, said corner being the south corner of that tract of land described in Warranty Deed with Vendor's Lien to Miguel Arellano recorded in Instrument Number 20080089168 of the Official Public Records of Dallas County, Texas, from which lies an "X" cut in concrete which bears North 45 degrees 21 minutes 00 seconds West, 0.33 feet; Thence North 44 degrees 44 minutes 26 seconds East, along the southeast line of said Arellano tract, a distance of 127.74 feet to a railroad spike found for corner, said corner being the east corner of said Arellano tract, said corner also being the south corner of said Christian Stronghold Baptist Church tract; Thence North 44 degrees 37 minutes 21 seconds East, along the southeast line of said Christian Stronghold Baptist Church tract, a distance of 138.00 feet back to the POINT OF BEGINNING and containing 29,697 square feet or 0.681 acres of land.

**TRACT 2:**

Non-Exclusive Easement Estate created in Easement Agreement for Access and Parking by and between Christian Stronghold Baptist Church and Stronghold Community Development Corporation, Inc. dated 08/26/2009, filed 09/01/2009, recorded under Clerk's File No. 200900250913, Real Property Records, Dallas County, Texas.

**TRACT 3:**

Being a tract of land situated in the D.A. Murdock Survey, Abstract No. 998, in the City of Dallas, Dallas County, Texas, said tract being part of Lot 4, Block 7048 of the J.L. Ferguson Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 1173, Page 189 of the Deed Records of Dallas County, Texas, being that tract of land described as Tract 3 in General Warranty Deed to Directions 12 recorded in Instrument Number 201400273047 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows: Beginning at an "X" cut in concrete found for corner, said corner being in the northeast right-of-way line of Laughlin Drive (variable width right-of-way), said corner being the west corner of said Tract 3, from which lies a North 79 degrees 02 minutes 12 seconds West, 0.28 feet; Thence North 47 degrees 13 minutes 08 seconds East, along a northeast right-of-way line of said Laughlin Drive, a distance of 9.75 feet to a 1/2 inch iron rod found for corner, said corner being the south corner of that tract of land described as Tract 1 of said Directions 12 tract; Thence North 44 degrees 29 minutes 49 seconds East, along the southeast line of said Tract 1, a distance of 133.20 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Pacheco Koch" found for corner, said corner being the west corner of that tract of land described in Deed without Warranty to JJT Properties recorded in Volume 2000068, Page 912 of the Deed Records of Dallas County, Texas, from which lies a 1/2 inch iron rod found which bears South 72 degrees 01 minutes 39 seconds West, 0.11 feet; Thence South 45 degrees 27 minutes 26 seconds East, along the southwest line of said JJT Properties tract, continuing along the southwest line of that tract of land described in Warranty Deed with Vendor's Lien to Joel Yanez and Hortencia Garcia recorded in Instrument Number 201100269200 of the Official Public Records of Dallas County, Texas, and continuing along the southwest line of that tract of land described in Warranty Deed to Jerry Wayne Hutson recorded

in Volume 81092, Page 4610 of the Deed Records of Dallas County, Texas, a distance of 139.56 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the north corner of that tract of land described in General Warranty Deed to Directions 12 recorded in Instrument Number 201500344372 of the Official Public Records of Dallas County, Texas, from which lies a 1/2 inch iron rod found which bears South 12 degrees 08 minutes 42 seconds East, 1.15 feet; Thence South 44 degrees 32 minutes 34 seconds West, along the northwest line of said Directions 12 (Inst. No. 201500344372) tract, a distance of 142.94 feet to a 1/2 inch iron rod found for corner, said corner being in the northeast right-of-way line of said Laughlin Drive; Thence North 45 degrees 27 minutes 26 seconds West, along the northeast right-of-way line of said Laughlin Drive, a distance of 139.91 feet back to the POINT OF BEGINNING and containing 19,943 square feet or 0.457 acres of land.

**TRACT 4:**

Being a tract of land situated in the D.A. Murdock Survey, Abstract No. 998, in the City of Dallas Block 4/7047, Dallas County, Texas, and being that tract of land described in General Warranty Deed to Directions 12 recorded in Instrument Number 201500344372 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows: Beginning at a 1/2 inch iron rod found for corner, said corner being in the northeast right-of-way line of Laughlin Drive (variable width right-of-way), said corner being the south corner of that tract of land described as Tract 3 in General Warranty Deed to Directions 12 recorded in Instrument Number 201400273047 of the Official Public Records of Dallas County, Texas; Thence North 44 degrees 32 minutes 34 seconds East, along the southeast line of said Tract 3, a distance of 142.94 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being in the southwest line of that tract of land described in Warranty Deed to Jerry Wayne Hutson recorded in Volume 81092, Page 4610 of the Deed Records of Dallas County, Texas, from which lies a 1/2 inch iron found which bears South 12 degrees 08 minutes 42 seconds, 1. 15 feet; Thence South 45 degrees 12 minutes 47 seconds East, along the southwest line of said Hutson tract, and along the southwest line of that tract of land described in General Warranty Deed to Kennedy Details LLC recorded in Instrument Number 202000365890 of the Official Public Records of Dallas County, Texas, a distance of 61.04 feet to a 1/2 inch iron rod found for corner, said corner being the east corner of said Directions 12 (Inst. No. 201500344372) tract; Thence South 44 degrees 58 minutes 39 seconds West, along the southeast line of said Directions 12 (Inst. No. 201500344372) tract, a distance of 142.46 feet to a 1/2 inch iron rod found for corner, said corner being the west corner of that tract of land described in Warranty Deed with Vendor's Lien to Hannah Company Series LLC- Series Laughlin recorded in Instrument Number 201400033316 of the Official Public Records of Dallas County, Texas, said corner also being in the northeast right-of-way line of said Laughlin Drive; Thence North 45 degrees 39 minutes 45 seconds West, along the northeast right-of-way line of said Laughlin Drive, a distance of 59.96 feet back to the POINT OF BEGINNING and containing 8,633 square feet or 0.198 acres of land.

Physical Addresses: 7626 Ferguson Road, Dallas, TX 75228; 2331 Laughlin Drive, Dallas, TX 75228; and 2335 Laughlin Drive, Dallas, TX 75228.

Secures: Promissory Note ("Note") in the original principal amount of \$700,000, executed by Bring the Light Ministries, Inc. by Francis Earl Fitzsimmons, President ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the Legal Description, and all rights and appurtenances thereto.

Substitute Trustee: Cade Hamner

Substitute Trustee's  
Address: 3100 Monticello Avenue, Suite 500  
Dallas, TX 75205

Foreclosure Sale:

Date: June 3, 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 am and not later than three hours thereafter.**

Place: At the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, on the north side of the George Allen Courts Building facing Commerce Street below the overhang or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender or its assignee'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, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

Name and address of the sender of the notice:

Murray L. Bristol  
Bristol & Dubiel LLP  
8080 N. Central Expy., Suite 1700  
Dallas, TX 75206

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.

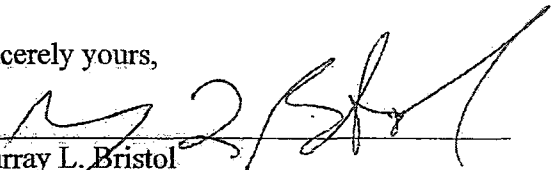
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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.**

Sincerely yours,



Murray L. Bristol  
Attorney for Vista Bank  
State Bar No.: 00785722  
mlb@bristoldubiel.com  
Bristol & Dubiel LLP  
8080 N. Central Expy., Suite 1700  
Dallas, TX 75206  
(214) 880-9988 Phone  
(214) 292-9466 Facsimile

## Notice of Substitute Trustee Sale

F25-00127 TX  
6723171543 | 7241415871

2025 MAY -8 AM 11:05

JOHN E. WARREN  
COUNTY CLERK

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

Date: **06/03/2025**  
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)  
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**; OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Property To Be Sold** - The property to be sold is described as follows:

Being Lot 56 in Block F/5453, of Lane Park, an Addition to the City of Dallas, Texas, according to the Map recorded in Volume 82015, Page 396 Map Records, Dallas County, Texas.

APN: 00-54530-F00-056-0000

Commonly known as: 7 Carmarthen Court, Dallas, TX 75225-2457

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 02/15/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 02/16/2024 as Instrument No. 202400032452 of the Real Property Records of Dallas County, Texas.

Trustor(s):	DOMUM FORTUNA LLC, a Texas Limited Liability Company	Original Beneficiary:	American Bancshares Mortgage LLC, a/an Florida Limited Liability Company
Current Beneficiary:	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2	Loan Servicer:	PHH Mortgage Services
Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples		

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.

**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 note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the 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.

**Type of sale** - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$1,015,000.00, executed by DOMUM FORTUNA LLC, a Texas Limited Liability Company, and payable to the order of American Bancshares Mortgage LLC, a/an Florida Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DOMUM FORTUNA LLC, a Texas Limited Liability Company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

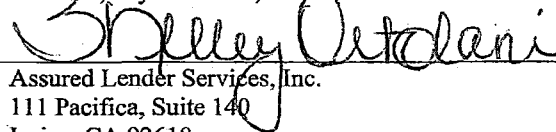
**NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2  
30699 Russell Ranch Road  
Suite 295  
Westlake Village, CA 91362  
Renzo Della Ripa  
[rdellaripa@velocitycommercial.com](mailto:rdellaripa@velocitycommercial.com)  
(818) 338-9791

Dated: 5/7/2025

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples

  
Assured Lender Services, Inc.  
111 Pacifica, Suite 140

Irvine, CA 92618  
Phone: (714) 508-7373  
Fax: (714) 505-3831

**AFTER RECORDING, PLEASE RETURN TO:**

Assured Lender Services, Inc.  
111 Pacifica, Suite 140  
Irvine, CA 92618  
Attn: Trustee Department

## Certificate of Posting

I, \_\_\_\_\_ do hereby certify that I am a citizen of the  
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters  
herein

I declare under penalty of perjury that on \_\_\_\_\_ I filed the Notice of Sale at  
the office of the \_\_\_\_\_ County Clerk and caused same to be posted at the  
\_\_\_\_\_ County courthouse.

Signature: \_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF DALLAS

§  
§  
§

2025 MAY -8 AM 11:05

JOHN C. WARREN  
COUNTY CLERK  
DALLAS COUNTY

NOTICE OF FORECLOSURE SALE

BY JCK DEPUTY

Adjustable-Rate Home Equity Conversion Deed of Trust ("Deed of Trust")

Dated: 04/06/2009

Grantor(s): Jan Torsten Diehl

Trustee: Judith O. Smith

Lender: Judith O. Smith Mortgage Group, Inc.

Recorded in: 200900106585 of the Real Property Records of Dallas County, Texas

Secures: Adjustable- Rate Note (Home Equity Version) ("Note") in the original principal amount of \$352,500.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to B-MUSED, LLC ("Beneficiary") by an instrument dated 01/20/2025, and recorded in 202500013654 of the Real Property Records of Dallas County, Texas

Substitute Trustee: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha

Substitute Trustee's Street Address: c/o DWaldman Law, P.C.  
5900 Balcones Drive, Suite 100  
Austin, TX 78731

Mortgage Servicer: Land Home Financial Services, Inc.

Mortgage Servicer's  
CA 92704  
Address:

3611 South Harbor Blvd., Suite 100 Santa Ana,

**Foreclosure Sale:**

**Date:** Tuesday, 06/03/2025

**Time:** The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 am to 1:00 pm local time.

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

**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 B-MUSED, LLC'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, B-MUSED, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of B-MUSED, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Land Home Financial Services, Inc. is representing B-MUSED, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of B-MUSED, LLC and Land Home Financial Services, Inc. are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with

the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

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

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. 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. 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

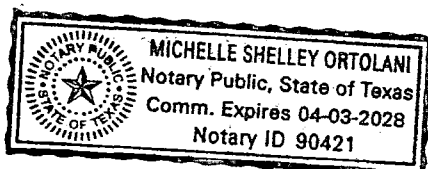
By: Payton Hreha  
Payton Hreha Substitute Trustee

STATE OF TEXAS

COUNTY OF DALLAS

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This instrument was acknowledged before me by Payton Hreha on May 7, 2025



M. Ortolani  
Notary Public, State of Texas  
Commission Expires: 4-3-2028  
Printed Name: Michelle Shelley Ortolani

**Exhibit A: Property Description**

**LOT THREE (3) BLOCK A/5216, HIGH OAKS ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP THEREOF RECORDED IN VOLUME 79230, PAGE 1184, MAP RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH THE CERTIFICATE OF CORRECTION RECORDED IN VOLUME 81021, PAGE 1183, DEED RECORDS OF DALLAS COUNTY, TEXAS**

**PROPERTY ADDRESS: 7807 HIGH OAKS CIRCLE, DALLAS, TEXAS 75231-0000**



STATE OF TEXAS  
COUNTY OF DALLAS

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NOTICE OF FORECLOSURE SALE

2025 MAY -8 AM 11:05

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY Tab DEPUTY

Fixed Rate Deed of Trust (Texas Home Equity Conversion) ("Deed of Trust")

Dated: 09/09/2009

Grantor(s): Charlie Traylor

Trustee: Brown, Fowler & Alsup PC

Lender: MetLife Home Loans, a Division of MetLife Bank, N.A.

Recorded in: 200900268017 of the Real Property Records of Dallas County, Texas

Secures: Fixed Rate Note Home Equity Conversion Closed-End ("Note") in the original principal amount of \$130,500.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to B-MUSED, LLC ("Beneficiary") by an instrument dated 01/20/2025, and recorded in 202500013656 of the Real Property Records of Dallas County, Texas

Substitute Trustee: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha

Substitute Trustee's Street Address: c/o DWaldman Law, P.C.  
5900 Balcones Drive, Suite 100  
Austin, TX 78731

Mortgage Servicer: Land Home Financial Services, Inc.

Mortgage Servicer's

3611 South Harbor Blvd., Suite 100, Santa Ana,  
CA 92704

Address:

Foreclosure Sale:

Date:

Tuesday, 06/03/2025

Time:

The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 am to 1:00 pm local time.

Place:

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

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 B-MUSED, LLC'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, B-MUSED, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of B-MUSED, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Land Home Financial Services, Inc. is representing B-MUSED, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of B-MUSED, LLC and Land Home Financial Services, Inc. are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with

the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

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

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. 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. 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

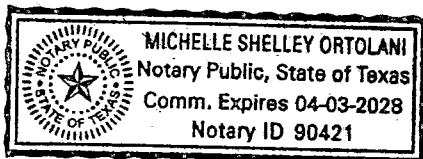
By: Payton Hreha  
Payton Hreha Substitute Trustee

STATE OF TEXAS

COUNTY OF DALLAS

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This instrument was acknowledged before me by Payton Hreha on May 7, 2025



M. Ortolani  
Notary Public, State of Texas  
Commission Expires: 4-3-2028  
Printed Name: Michelle Shelley Ortolani

**Exhibit A: Property Description**

**THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY DALLAS, CITY OF DALLAS, AND IS DESCRIBED AS FOLLOWS: BEING LOT FIVE (5) IN BLOCK L/6640 OF THIRD SECTION OF OAKLAND HILLS ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 39, PAGE 113, MAP RECORDS, DALLAS COUNTY, TEXAS**

**PARCEL NUMBER: 00000618-229000000**

**PROPERTY ADDRESS: 522 GLENCAIRN DR. DALLAS, TEXAS 75232**

**NOTICE OF FORECLOSURE SALE**

May 6, 2025

2025 MAY -8 AM 11:06

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY JH DEPUTY

**DEED OF TRUST ("DEED OF TRUST"):**

Dated: May 30, 2024

Grantor: Infinity Builders Group LLC

Trustee: Matt L. Janner

Lender: SCF Jake, LP

Recorded in: Document Number 202400110239 of the Official Public Records of Dallas County, Texas

Legal Description: Lot 31, Block 9/6956, of KIMBALL ESTATES ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 80, Page 2651, Map Records, Dallas County, Texas TOGETHER WITH ALL BUILDINGS, IMPROVEMENTS, AND FIXTURES THEREON (the "Property")

Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$299,000.00, executed by Infinity Builders Group LLC and payable to the order of Lender

Guaranty: The Note is guaranteed by a Guaranty Agreement dated May 30, 2024, and executed by Nouman Muhammad in favor of Lender

Substitute Trustees and Address: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, or Payton Hreha c/o Stibbs & Co., P.C., 831 Crossbridge Drive, Spring, Texas 77373

**FORECLOSURE SALE:**

**Date:** June 3, 2025

**Time:** 10am – 1pm

**Place:** The north side of the George Allen courts building facing Commerce Street or as designated by the County Commissioner's Office

**Terms of Sale:** The sale will be conducted at a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, Lender has the right to direct the Substitute 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 under 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 and the amount owed on the Note was accelerated. Because of that default, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

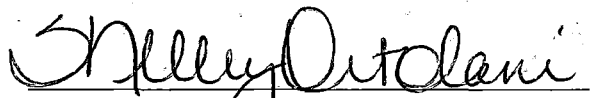
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Lender. 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 the Substitute Trustee.

**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 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.**



SUBSTITUTE TRUSTEE

Shelley Ortolani, Michele Hreha, Mary Mancuso,  
Francesca Ortolani, Carol Dunmon, or Payton  
Hreha c/o Stibbs & Co., P.C., 831 Crossbridge  
Drive, Spring, Texas 77373

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated December 14, 2012 and recorded under Clerk's File No. 201200372374, in the real property records of Dallas County Texas, with Andrew Hagemann, an unmarried person as Grantor(s) and Compass Bank as Original Mortgagee.

Deed of Trust executed by Andrew Hagemann, an unmarried person securing payment of the indebtedness in the original principal amount of \$180,072.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Andrew Hagemann. PNC Bank National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A., is representing the Mortgagee, whose address is: 3232 Newmark Drive, Miamisburg, OH 45342.

**Legal Description:**

**LOT 5, BLOCK C/7429 OF NORTHWOOD HOMES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 32, PAGE 199, MAP RECORDS, DALLAS COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 06/03/2025**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: Dallas County Courthouse, Texas at the following location: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer 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.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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 attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 05/05/2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-01224



25TX255-0018  
10455 BROCKBANK DR, DALLAS, TX 75229

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## NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

BEING LOT 16-A, BLOCK 33/6461 OF WALNUT HILLS, FOURTH INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN VOLUME 34, PAGE 59, MAP RECORDS, DALLAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated April 9, 2024 and recorded on April 15, 2024 as Instrument Number 202400075007 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information: June 03, 2025, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by YOUNGER FUNDING & INVESTMENTS LLC secures the repayment of a Note dated April 9, 2024 in the amount of \$382,499.00. BFSR5, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

2025 MAY -8 AM 11:07  
JOHN B. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
TX 75201  
JAB

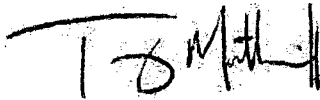


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Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~John Beazley~~, ~~Clay Golden~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

**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.**

**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.**



Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~John Beazley~~, ~~Clay Golden~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

25TX255-0019  
6630 KENWELL ST., DALLAS, TX 75209

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## NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT NO. 27, IN BLOCK F/5699, OF SHANNON ESTATES, NO. 4, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 9, PAGE 207, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated April 24, 2024 and recorded on May 20, 2024 as Instrument Number 202400101870 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information: June 03, 2025, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by YOUNGER FUNDING & INVESTMENTS LLC secures the repayment of a Note dated April 24, 2024 in the amount of \$573,750.00. BFSR5, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

BY 878  
JANIS S. VILLAS  
DALLAS COUNTY  
CLERK  
JOHN E. WARREN  
2025 MAY -8 AM 11:07

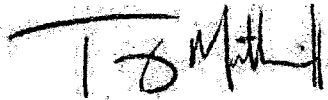


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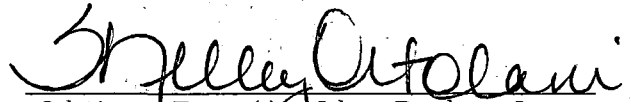
Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~John Beazley~~, ~~Chasity Leavelle~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

**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.**

**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.**



Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~John Beazley~~, ~~Chasity Leavelle~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

### 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: May 6, 2025

Substitute Trustee: Rodney L. Hubbard

Substitute  
Trustee Address: 12222 Merit Drive, Suite 1200  
Dallas, Texas 75251

Mortgagee: Hal O. Collier, Trustee of the Financial 492 Trust

Note: Promissory note in the original principal sum of \$49,746.00 dated March 1, 2005 executed by Daryle Wayne Griffin payable to the order of Hal O. Collier, Trustee of the Financial 492 Trust

#### Deed of Trust

Date: March 1, 2005

Grantor: Daryle Wayne Griffin

Mortgagee: Hal O. Collier, Trustee of the Financial 492 Trust

Recording information:

Clerk's Instrument No. 201900167843, Real Property Records, Dallas County, Texas.

Property:

The real property and all improvements thereon commonly known as 1501 Renner, Dallas, Texas 75216, and more completely described as Lot 10, Block A/3583, of the Merrick and Alexander Addition, an addition to the City of Dallas, Dallas County, Texas.

County: Dallas

Date of Sale: June 3, 2025

FILED  
2025 MAY -7 PM 12:00  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY M. H. DEPUTY

Time of Sale: 10:00 a.m.

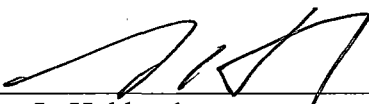
Place of Sale:

The area outside on the North side of the George L. Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, facing Commerce Street below the overhang or as designated by the Dallas County Commissioners Court as the area where foreclosure sales are to take place.

Mortgagee has appointed Rodney L. Hubbard, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS," with no representations or warranties of title, possession, or quiet enjoyment. The sale will occur at the Time of Sale, or not later than three hours thereafter. Mortgagee may bid by credit against the indebtedness secured by the 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 MORTGAGEE SERVICER.**

  
\_\_\_\_\_  
Rodney L. Hubbard  
Substitute Trustee  
12222 Merit Drive, Suite 1200  
Dallas, Texas 75251  
(469) 630-3940  
(469) 630-3965 (Fax)  
[rhubbard@trialattorneystexas.com](mailto:rhubbard@trialattorneystexas.com)

**NOTICE OF ACCELERATION AND NOTICE OF 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.**

**DEED OF TRUST INFORMATION:**

**Date:** 07/21/2021  
**Grantor(s):** ADRIENNE PATRICE BROWN, A SINGLE WOMAN AS HER SOLE AND SEPARATE PROPERTY  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EFINITY FINANCIAL, INC DBA EFINITY MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$309,294.00  
**Recording Information:** Instrument 202100223007  
**Property County:** Dallas  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 9915 LINGO LANE, DALLAS, TX 75228

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of June, 2025  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

BY **JAS**  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

2025 MAY -8 AM 11:07

CE 7/2

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Wesley Fowler-Williams, Auction.com, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ 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 Court.

By: \_\_\_\_\_

**Exhibit "A"**

LOT 22, BLOCK H/7404, OF FERGUSON HEIGHTS 3, SECTION 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 30, PAGE 163, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254



## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: BEING LOT 1, BLOCK Y/5127 OF STEVEN FOREST PARK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 41, PAGE 89, MAP RECORDS, DALLAS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/13/2004 and recorded in Book 2004139 Page 10975 Document 2981864 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: 06/03/2025

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 H WAYNE MEACHUM, provides that it secures the payment of the indebtedness in the original principal amount of \$264,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-KS8 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-KS8 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-KS8 obtained a Order from the UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF TEXAS, DALLAS DIVISION on 06/30/2021 under Cause No. 3:20-cv-02250-L-BN. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. 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](http://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 5/8/25 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.

2025 MAY -8 AM 11:52  
FILED  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

FILED

2025 MAY -8 AM 11:52

## NOTICE OF FORECLOSURE SALE

JOHN F. WARREN

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 TRACT OF LAND SITUATED IN THE CITY OF DALLAS, BLOCK 6960, DALLAS COUNTY, TEXAS, AND BEING OUT OF THE WILLIAM CROW SURVEY, ABSTRACT NO. 298, AND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SHADY HOLLOW DEVELOPMENT, LLC, BY GENERAL WARRANTY DEED DATED MARCH 8, 2019, AND RECORDED IN INSTRUMENT NO. 201900059927, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE WEST LINE OF BLOCK 3/6956, KIMBALL ACRES - INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 52, PAGE 9, MAP RECORDS, DALLAS COUNTY, TEXAS, AT THE NORTHEAST CORNER OF BLOCK 4/6956, KIMBALL ESTATES, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 80, PAGE 2651, MAP RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 89 DEGREES 21 MINUTES 34 SECONDS WEST (DEED - SOUTH 89 DEGREES 22 MINUTES 03 SECONDS WEST), ALONG THE NORTH LINE OF SAID KIMBALL ESTATES, AND A 12 FEET WIDE ALLEY RIGHT-OF-WAY, A DISTANCE OF 830.82 (DEED - 830.89) FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER HEREOF, SAID POINT BEING AT THE INTERSECTION OF THE NORTH LINE OF SAID ALLEY WITH THE EAST LINE OF FUTURE LOS ANGELES BOULEVARD, AND BEING IN THE EAST LINE OF TRACT II AS DESCRIBED IN A STREET EASEMENT TO THE CITY OF DALLAS BY INSTRUMENT RECORDED IN VOLUME 96216, PAGE 821, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 15 DEGREES 06 MINUTES 31 SECONDS WEST (DEED - NORTH 15 DEGREES 06 MINUTES 49 SECONDS WEST, ALONG THE COMMON LINES OF LAST MENTIONED TRACTS AND THE EAST LINE PROPOSED LOS ANGELES BOULEVARD, A DISTANCE OF 306.73 FEET TO A POINT FOR AN EXTERIOR ELL CORNER OF HEREIN DESCRIBED TRACT AND BEING THE NORTHEAST CORNER OF SAID TRACT II;

THENCE SOUTH 88 DEGREES 37 MINUTES 010 SECONDS WEST (DEED - SOUTH 88 DEGREES 41 MINUTES 50 SECONDS WEST), ALONG THE COMMON BOUNDARY LINES OF LAST MENTIONED TWO TRACTS, AT 56.82 FEET, PASSING THE NORTHWEST CORNER OF SAID TRACT II AND CONTINUING FOR A TOTAL DISTANCE OF A DISTANCE OF 58.01 FEET TO A POINT COMMON TO AN EXTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT AND AN INTERIOR CORNER OF TRACT I, DESCRIBED IN A DEED TO THE CITY OF DALLAS RECORDED VOLUME 96216, PAGE 810, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 55 MINUTES 29 SECONDS WEST (DEED - NORTH 00 DEGREES 55 MINUTES 47 SECONDS WEST), ALONG A WEST LINE OF THE HEREIN DESCRIBED TRACT AND AN EAST LINE OF SAID TRACT I, AT 4.82 FEET, PASSING AN ANGLE POINT THEREOF COMMON TO THE MOST SOUTHERN CORNER OF TRACT I, DESCRIBED IN SAID INSTRUMENT TO THE CITY OF DALLAS, RECORDED IN VOLUME 96216, PAGE 821, DEED RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING ALONG A COMMON WEST LINE OF THE HEREIN DESCRIBED TRACT AND THE EAST LINE OF SAID TRACT I, FOR A TOTAL DISTANCE OF 64.98 FEET, TO A POINT;

THENCE ALONG THE COMMON LINES OF SAID TRACT I AND THE HEREIN DESCRIBED TRACT THE FOLLOWING FIVE (5) COURSES:

1. NORTH 89 DEGREES 10 MINUTES 41 SECONDS EAST (DEED - NORTH 89 DEGREES 10 MINUTES 23 SECONDS EAST), A DISTANCE OF 35.01 FEET TO A POINT;

2. NORTH 01 DEGREES 33 MINUTES 22 SECONDS WEST (NORTH 01 DEGREES 33 MINUTES 40 SECONDS WEST), A DISTANCE OF 34.41 FEET TO A POINT IN THE NORTHEAST LINE OF SAID LOS ANGELES BOULEVARD AT A SOUTHEASTERLY CORNER OF SAID TRACT I, AND IN THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

3. NORTH 15 DEGREES 25 MINUTES 24 SECONDS WEST (NORTH 15 DEGREES 25 MINUTES 42 SECONDS WEST, ALONG A NORTHEAST LINE OF SAID LOS ANGELES BOULEVARD AND SAID TRACT I AND WITH A WEST LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 131.76 FEET TO POINT FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

4. ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 657.47 FEET, THROUGH A CENTRAL ANGLE OF 20 DEGREES 35 MINUTES 27 SECONDS AN ARC DISTANCE OF 235.92 FEET AND A CHORD WHICH BEARS NORTH 25 DEGREES 43 MINUTES 07 SECONDS WEST (DEED - NORTH 25 DEGREES 43 MINUTES 25 SECONDS WEST), A DISTANCE OF 234.65 FEET;

5. NORTH 36 DEGREES 58 MINUTES 18 SECONDS WEST (DEED - NORTH 36 DEGREES 52 MINUTES 00 SECONDS WEST), ALONG LAST MENTIONED COMMON LINES, A DISTANCE OF 83.29 (DEED - 83.11) FEET, TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 6960, TRINITY TEMPLE ADDITION, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 68116, PAGE 2265, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT I AND A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 28 MINUTES 27 SECONDS EAST (DEED - NORTH 88 DEGREES 28 MINUTES 10 SECONDS EAST), ALONG THE SOUTH LINE OF SAID TRINITY TEMPLE ADDITION, PASSING THE EAST LINE OF SAID LOT 1 OF TRINITY TEMPLE ADDITION AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 6960, TRINITY TEMPLE ADDITION NO. 2, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 77033, PAGE 11, DEED RECORDS, DALLAS COUNTY, TEXAS, AND ALONG THE SOUTH SIDE OF A 10 FEET ALLEY BY SAID TRINITY TEMPLE ADDITION NO. 2, FOR A TOTAL DISTANCE OF 449.02 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRINITY TEMPLE ADDITION NO. 2, SAME BEING THE SOUTHWEST CORNER OF BLOCK B/6960, BLUE RIDGE ESTATES, AN ADDITION TO THE CITY OF DALLAS, RECORDED INSTRUMENT NO. 202000135583, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 40 MINUTES 40 SECONDS EAST (DEED - NORTH 88 DEGREES 40 MINUTES 21 SECONDS EAST), CONTINUING ALONG THE SOUTH LINE OF A 12.5 FEET ALLEY BY SAID BLUE RIDGE ESTATES AND THE SOUTH LINE OF SAID BLOCK B/6960, A DISTANCE OF 665.52 (DEED-652.54) - FEET, TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF KIMBALL ACRES INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 52, PAGE 9, MAP RECORDS, DALLAS COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING IN THE WEST LINE OF A 10 FEET WIDE ALLEY AS DEDICATED BY SAID KIMBALL ACRES INSTALLMENT NO. 1;

THENCE SOUTH 00 DEGREES 35 MINUTES 34 SECONDS EAST (DEED - SOUTH 00 DEGREES 35 MINUTES 52 SECONDS EAST), ALONG THE COMMON LINE OF LAST MENTIONED TRACTS AND ALLEY, A DISTANCE OF 817.78 FEET, TO THE POINT OF BEGINNING AND CONTAINING 769,262 SQUARE FEET OR 17.660 ACRES OF LAND, MORE OR LESS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/13/2023 and recorded in Document 202300235924 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: 06/03/2025

Time: 01:00 PM

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 SHADY HOLLOW DEVELOPMENT, LLC, provides that it secures the payment of the indebtedness in the original principal amount of \$500,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Dominion Financial Services, LLC is the current mortgagee of the note and deed of trust and DOMINION FINANCIAL SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Dominion Financial Services, LLC c/o DOMINION FINANCIAL SERVICES, LLC, 32 South St., Baltimore, MD 21202 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.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

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 5/8/25 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.

**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 24<sup>th</sup> day of March, 2025, a Notice of Lien was filed in the Official Public Records of Dallas County, Texas, at Document No. 202500058275, covering the real property herein described, concerning default in payment of the indebtedness owing by **IHAB HASSAN**, the present owner of said real property, to **PRESTON ON THE LAKE OWNERS ASSOCIATION, INC.** (the "Association"); and

WHEREAS, the said **IHAB HASSAN**, 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 3<sup>rd</sup> day of June, 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 9<sup>th</sup> day of May, 2025.

**PRESTON ON THE LAKE OWNERS  
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 9<sup>th</sup> day of May, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

PRINT NAME

**EXHIBIT "A"**

BEING UNIT NO. 2001, IN BUILDING T, AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF PRESTON ON THE LAKE CONDOMINIUMS, A CONDOMINIUM REGIME SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION, RECORDED IN VOLUME 83085, PAGE 1859, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS; AND SUPPLEMENTAL DECLARATION OF MERGER AND ANNEXATION FOR PRESTON ON THE LAKE CONDOMINIUMS, PHASE II, RECORDED IN VOLUME 83215, PAGE 4692, DEED RECORDS, DALLAS COUNTY, TEXAS, AND REFILED IN VOLUME 84019, PAGE 4296, DEED RECORDS, DALLAS COUNTY, TEXAS.; and having the street address of 14333 Preston Road, Unit 2001, Dallas, Texas.

**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           §  
  §   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DALLAS       §

WHEREAS, on the 5<sup>th</sup> day of November, 2024, a Notice of Lien was filed of record at Document No. 202400224000, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **ROSEMARY T. KING**, the present owner of said real property, to East University Place Condominium Association, Inc. (the "Association"); and

WHEREAS, the said **ROSEMARY T. KING**, has continued to default in the payment of her 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.

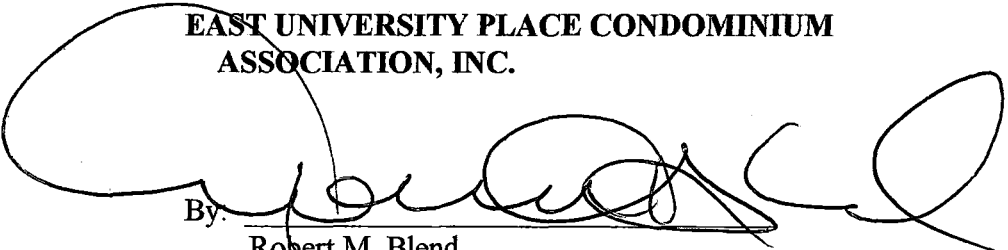
NOW, THEREFORE, notice is hereby given that on Tuesday, the 3<sup>rd</sup> day of June, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 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 9<sup>th</sup> day of May, 2025.

FILED  
2025 MAY -9 PM 2:52  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

**EAST UNIVERSITY PLACE CONDOMINIUM  
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 9<sup>th</sup> day of May, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Print Name

**EXHIBIT "A"**

Unit 227, Building E, in the University Place Condominium, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to Declaration Recorded in Volume 78133, Page 2257 and Volume 78174, Page 1615, Condominium Records, Dallas County, Texas, together with any amendments thereto, and together with any undivided interest in the general common elements appurtenant thereto.; and having the street address of 4816 Amesbury Drive, Unit 227, Dallas, Texas.

**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 19<sup>th</sup> day of March, 2025, a Notice of Lien was filed at Document 202500055638, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **MERYEM A. MUSSA**, the present owner of said real property, to Park Lane Place Homeowners' Association (the "Association"); and

WHEREAS, the said **MERYEM A. MUSSA** 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 3<sup>rd</sup> day of June, 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 9<sup>th</sup> day of May, 2025.

**PARK LANE PLACE HOMEOWNERS'  
ASSOCIATION**

By:

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

This notice was posted by me on the 9<sup>th</sup> day of May, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Print Name

FILED  
2025 MAY -9 PM 2:52  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY



### **EXHIBIT "A"**

Unit 148 in Building F, of Park Lane Place Townhome Condominium, a Condominium regime in the City of Dallas, County, Texas, according to the Declaration filed for record on, and recorded in Volume 73118, Page 9 Condominium Records, Dallas County, Texas in Volume 79031, Page 1660 and in Volume 83018, Page 2383, Deed Records, Dallas County, Texas, together with an undivided percent interest in the General Common Elements as described in said Declaration, and together with the exclusive use, of the limited common elements appurtenant to said unit and building, all as described in said Declaration; and having the street address of 8560 Park Lane, #148, Dallas, Texas.

**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 19<sup>th</sup> day of March, 2025, a Notice of Lien was filed at Document 202500055620, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **MERYEM A. MUSSA**, the present owner of said real property, to Park Lane Place Homeowners' Association (the "Association"); and

WHEREAS, the said **MERYEM A. MUSSA** 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 3<sup>rd</sup> day of June, 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 9<sup>th</sup> day of May, 2025.

FILED  
2025 MAY -9 PM 2:52  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

**PARK LANE PLACE HOMEOWNERS'  
ASSOCIATION**

By: \_\_\_\_\_

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

This notice was posted by me on the 9<sup>th</sup> day of May, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Print Name

## **EXHIBIT "A"**

Unit 149 in Building F, of Park Lane Place Townhome Condominium, a Condominium regime in the City of Dallas, County, Texas, according to the Declaration filed for record on, and recorded in Volume 73118, Page 9 Condominium Records, Dallas County, Texas in Volume 79031, Page 1660 and in Volume 83018, Page 2383, Deed Records, Dallas County, Texas, together with an undivided percent interest in the General Common Elements as described in said Declaration, and together with the exclusive use, of the limited common elements appurtenant to said unit and building, all as described in said Declaration; and having the street address of 8560 Park Lane, #149, Dallas, Texas.

**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 19<sup>th</sup> day of March, 2025, a Notice of Lien was filed at Document 202500055607, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **MERYEM A. MUSSA**, the present owner of said real property, to Park Lane Place Homeowners' Association (the "Association"); and

WHEREAS, the said **MERYEM A. MUSSA** 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.

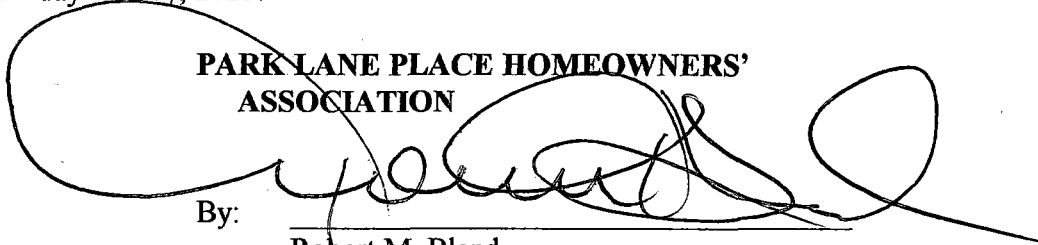
NOW, THEREFORE, notice is hereby given that on Tuesday, the 3<sup>rd</sup> day of June, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 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 9<sup>th</sup> day of May, 2025.

FILED  
2025 MAY -9 PM 2:52  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

**PARK LANE PLACE HOMEOWNERS'  
ASSOCIATION**  


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

This notice was posted by me on the 9<sup>th</sup> day of May, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Print Name

## **EXHIBIT "A"**

Unit 151 in Building F, of Park Lane Place Townhome Condominium, a Condominium regime in the City of Dallas, County, Texas, according to the Declaration filed for record on, and recorded in Volume 73118, Page 9 Condominium Records, Dallas County, Texas in Volume 79031, Page 1660 and in Volume 83018, Page 2383, Deed Records, Dallas County, Texas, together with an undivided percent interest in the General Common Elements as described in said Declaration, and together with the exclusive use, of the limited common elements appurtenant to said unit and building, all as described in said Declaration; and having the street address of 8560 Park Lane, #151, Dallas, Texas.

**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 19<sup>th</sup> day of March, 2025, a Notice of Lien was filed at Document 202500055612, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **MERYEM A. MUSSA**, the present owner of said real property, to Park Lane Place Homeowners' Association (the "Association"); and

WHEREAS, the said **MERYEM A. MUSSA** 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 3<sup>rd</sup> day of June, 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 9<sup>th</sup> day of May, 2025.

**PARK LANE PLACE HOMEOWNERS'  
ASSOCIATION**

By: 

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

This notice was posted by me on the 9<sup>th</sup> day of May, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Print Name

FILED

2025 MAY -9 PM 2:52

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

### **EXHIBIT "A"**

Unit 152 in Building F, of Park Lane Place Townhome Condominium, a Condominium regime in the City of Dallas, County, Texas, according to the Declaration filed for record on, and recorded in Volume 73118, Page 9 Condominium Records, Dallas County, Texas in Volume 79031, Page 1660 and in Volume 83018, Page 2383, Deed Records, Dallas County, Texas, together with an undivided percent interest in the General Common Elements as described in said Declaration, and together with the exclusive use, of the limited common elements appurtenant to said unit and building, all as described in said Declaration; and having the street address of 8560 Park Lane, #152, Dallas, Texas.