

NOTICE OF ASSESSMENT LIEN SALE

2025 MAY 14 PM 4:16

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

WHEREAS, on or about August 30, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Christina Brooks, the present owner of said real property, to Sable Ridge Condominiums (the "Association"); and

WHEREAS, the said Christina Brooks 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 owners to the Association;

NOW, WHEREFORE, notice is hereby given that on Tuesday, June 3, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 216, Building B, Of Sable Ridge Condominiums, Phase II, a condominium regime in the City of Dallas, Texas, according to the Declaration thereof recorded in Volume 81231, Page 2255 of the Condominium Records of Dallas County, Texas together with an undivided percent interest in the common elements appertaining thereto. Together with the Supplemental Declaration of Merger and Annexation Amendment thereto recorded in Volume 82065, Page 0870 of the Condominium Records of Dallas County, Texas together with the First Amendment to Condominium Declaration for Sable Ridge Condominium recorded in Volume 82074, Page 2207 of the Condominium Records of Dallas County, Texas, Together with the Second Amendment thereto recorded in Volume 82091, Page 3215 of the Condominium Records of Dallas County, Texas. (6108 Abrams Road, Apt. 216)

WITNESS my hand this 13th day of May, 2025

SABLE RIDGE CONDOMINIUMS

By: Jason R. Reed
Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 13 day of May, 2025, at the Dallas County Courthouse in Dallas, Texas.

Kyri

**NOTICE OF FORECLOSURE SALE
("SUBSTITUTE TRUSTEE'S" SALE)**

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

DATE OF NOTICE: May 13, 2025

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

DATED: August 10, 2016

GRANTOR: Francisco Manuel Ibarra Obregon & Elizeth Margarita Juarez De La Rosa

TRUSTEE: Derek Hausheer

LENDER: Betrilla R. Dees

CURRENT HOLDER: Betrilla R. Dees

RECORDED IN: Deed of Trust is recorded under Instrument Number 201600222967 of the real property records of Dallas County, Texas.

LEGAL DESCRIPTION & PROPERTY TO BE SOLD:

LOT 32, BLOCK B/5955, OF LAS HACIENDAS INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 96161, PAGE 2364, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

(MORE COMMONLY KNOWN AS: 4467 LIZZY DRIVE, DALLAS, TEXAS 75211)

OBLIGATION SECURE: Deed of Trust or Contract Lien executed by Francisco Manuel Ibarra Obregon & Elizeth Margarita Juarez De La Rosa, securing the payment of the indebtedness in the

original principal amount of \$112,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) any and all modifications, renewals, and extensions of the Promissory Note. Betrilla R. Dees, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: June 3, 2025

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

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

TERMS OF SALE: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash; except that the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro AND/OR Joseph Juarez

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, Betrilla R. Dees, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Betrilla R. Dees, 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 Betrilla R. Dees Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to section 51.0075(a) of the Texas Property Code, any Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

THIS INSTRUMENT HEREBY APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Name and Address of Sender of Notice:

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

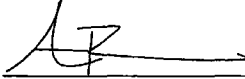
Notice Pursuant to Section 51.0025 of the Texas Property Code

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

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

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

Renfro Law, PLLC



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

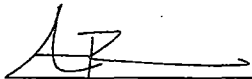
CERTIFICATION OF MAILING

Francisco Manuel Ibarra Obregon
Elizeth Margarita Juarez De La Rosa
4467 Lizzy Drive
Dallas, Texas 75211

DATE SENT: MAY 13, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR # 9589-0710-5270-0693-8195-73

BY: 

I HEREBY CERTIFY THAT ON MAY 13, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro

**NOTICE OF FORECLOSURE SALE
("SUBSTITUTE TRUSTEE'S" SALE)**

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

DATE OF NOTICE: May 13, 2025

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

DATED: March 20, 2020

GRANTOR: Francisco Carrillo Patino

TRUSTEE: Ashleigh Renfro

LENDER: 1.0-C.F.S.F.H., LLC

**CURRENT
HOLDER:** CNR Invest LLC - Series of 1 (RS), a Registered Series of
CNR Invest, LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 202000082536 of the real property records of Dallas County, Texas; thereafter on March 18, 2024, assigned under Instrument Number 202400053815 of the Real Property Records of Dallas County, Texas.

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

LOT 9, BLOCK G/6637, OF THE FIRST SECTION OF OAKLAND HILLS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 141, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**(MORE COMMONLY KNOWN AS: 408
HIGHCREST DRIVE, DALLAS, TEXAS 75232)**

2025 MAY 13 PM 2:57
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY *CR* DEPUTY

FILED

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Francisco Carrillo Patino, securing the payment of the indebtedness in the original principal amount of \$143,910.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) **any and all modifications, renewals, and extensions of the Promissory Note.** CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: June 3, 2025

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

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

TERMS OF SALE: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash; except that the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Ashley Tarver AND/OR Joseph Juarez

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, CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, 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 CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC's, rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure

Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC, 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 CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to section 51.0075(a) of the Texas Property Code, any Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

THIS INSTRUMENT HEREBY APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Name and Address of Sender of Notice:

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

Notice Pursuant to Section 51.0025 of the Texas Property Code

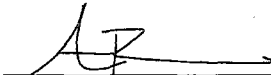
DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf

of DIA Servicing, LLC, and your Lender, CNR Invest LLC - Series of 1 (RS), a Registered Series of CNR Invest, LLC Contact information for DIA Servicing, LLC, may be found below:

DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229

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

Renfro Law, PLLC


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

CERTIFICATION OF MAILING

Francisco Carrillo Patino
408 Highcrest Drive
Dallas, Texas 75232

DATE SENT: MAY 13, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-0693-8195-97

BY: 

I HEREBY CERTIFY THAT ON MAY 13, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.


Ashleigh Renfro

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

COUNTY OF DALLAS

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2025 MAY 14 AM 11:29

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, on or about February 6, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Emilio A. Diaz, the present owner of said real property, to River Oaks Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Emilio A. Diaz 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 owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, June 3, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 122, Building B, and its appurtenant undivided interest in and to the general and limited common elements of River Oaks Condominiums, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration, recorded in Volume 79126, Page 244, Condominium Records, Dallas County, Texas and Correction Declaration recorded in Volume 79237, Page 1709, Condominium Records, Dallas County, Texas, when taken with all Amendments and/or Supplements thereto recorded in Volume 79211, Page 1029, Volume 81004, Page 2069, Volume 84181, Page 2808, Volume 85076, Page 3128, Volume 94067, Page 6589, Deed Records, Dallas County, Texas. (4837 Cedar Springs Road, Unit 122)

WITNESS my hand this 13th day of May, 2025

RIVER OAKS HOMEOWNERS ASSOCIATION,
INC.

By:

Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 13 day of May, 2025, at the Dallas County Courthouse in Dallas, Texas.

FILED

NOTICE OF ASSESSMENT LIEN SALE

2025 MAY 14 AM 11:30

STATE OF TEXAS

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COUNTY OF DALLAS

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

WHEREAS, on or about February 3, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by C&C Residential Properties, Inc., the present owner of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said C&C Residential Properties, Inc. 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 owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, June 3, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 1080, Building T, of Country Creek Condominiums, a Condominium Regime to the City of Dallas, Dallas County, Texas, together with its undivided interest in and to the general and limited common elements appurtenant thereto, according to the Condominium Declaration, recorded in Volume 7952, Page 388, of the Condominium Records of Dallas County, Texas, when taken with any and all amendments and/or supplements thereto (4639 Country Creek Drive, Unit 1080)

WITNESS my hand this 14 day of April, 2025

COUNTRY CREEK CONDOMINIUM
ASSOCIATION

By: _____

Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500

Dallas, Texas 75219

The within notice was posted by me on the 13 day of May, 2025, at the Dallas County Courthouse in Dallas, Texas.

NOTICE OF ASSESSMENT LIEN SALE

2025 MAY 14 AM 11:30

STATE OF TEXAS

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COUNTY OF DALLAS

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

WHEREAS, on or about February 29, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by A. R. Belizario, the present owner of said real property, to Terrace Condominiums, Incorporated (the "Association"); and

WHEREAS, the said A. R. Belizario 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 owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, June 3, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 4652-D, Building B, together with the undivided interest in and to the Common Elements appurtenant thereto, of Terrace Condominiums, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Declaration thereof recorded in Volume 79092, Page 73, Condominium Records, Dallas County, Texas (4652 D Matilda Street)

WITNESS my hand this 23rd day of April, 2025

TERRACE CONDOMINIUMS, INCORPORATED

By: _____

Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500

Dallas, Texas 75219

The within notice was posted by me on the 13 day of May, 2025, at the Dallas County Courthouse in Dallas, Texas.

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF DALLAS

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Date: May 13, 2025

Borrower: Spring Ridge Polk II Investment Group LLC

Borrower's Address: Spring Ridge Polk II Investment Group LLC
1020 Meridian Avenue, Unit 707
Miami Beach, Florida 33139

Holder: AXONIC MULTIFAMILY BRIDGE SELLER (N) LLC

Holder's Address: 520 Madison Avenue, 42nd Floor
New York, New York 10022

Substitute Trustee: James Hollerbach, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves, and each of them acting alone

Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

-and-

2950 North Harwood St., #2100
Dallas, Texas 75201

Deed of Trust: Multifamily Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing

Date: April 8, 2022

Grantor: Spring Ridge Polk II Investment Group LLC

FILED
2025 MAY 13 PM 12:57
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Original Lender: Greystone Servicing Company LLC

Trustee: William C. Shaddock

Secures: Note, dated as of April 8, 2022 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Nine Million Three Hundred Nineteen Thousand and 00/100 Dollars (\$9,319,000.00), presently owned and held by Holder

Recording: Recorded in the Official Public Records of Dallas County, Texas (the "Records") as Document Number 202200100112

Assignment from Original Lender to
NWL Company, LLC: Evidenced by that certain Assignment of Security Instrument, dated April 8, 2022, and recorded in the Records as Document Number 202200100113

Assignment from
NWL Company, LLC
to Holder: Evidenced by that certain Assignment of Security Instrument (the "Assignment"), dated April 14, 2022, and recorded in the Records as Document Number 202200175766

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust

Foreclosure Sale:

Date of Sale: Tuesday, June 3, 2025

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale:


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

Holder has appointed James Hollerbach, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen, John T. Duncan III, Jeffrey J. Zissa, or P. Kyle Cheves, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

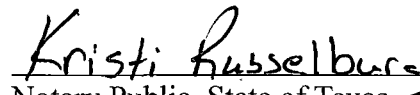
Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 1:00 P.M. local time.

[signature on following page]


P. Kyle Cheves, Affiant

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Subscribed and sworn to before me, the undersigned authority, on this 13th day of May 2025, personally appeared P. Kyle Cheves, the Affiant.


Notary Public, State of Texas

My Commission expires:
1/6/2028



After recording return to:

P. Kyle Cheves
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

EXHIBIT A

DESCRIPTION OF THE LAND

Tract 1:

Being all of Lot 9, Block A/6035, of Splendida Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 72087, Page 2297, Map Records, Dallas County, Texas, and being the same tract of land described as Tract I in deed to Catalina Court Partners, LP, and being more particularly described as follows:

Beginning at a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of Polk Street, a variable width right-of-way, in the South line of Lot 10-A, Block A/6035, of a Subdivision of F.G. Stratton Tract, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 14, Page 181, Map Records, Dallas County, Texas;

Thence South 00 deg. 27 min. 05 sec. East, a distance of 200.00 feet to a 5/8-inch iron rod found at the intersection of said West line with the North line of a 100-foot Dallas Power and Light Company right-of-way;

Thence South 83 deg. 11 min. 16 sec. West, along said North line, a distance of 380.13 feet to a 1/2-inch iron rod found at the Southeast corner of a tract of land described in deed to Thomas K. Reeder Company, LP, recorded in Instrument No. 201300070156, Official Public Records, Dallas County, Texas;

Thence North 00 deg. 00 min. 02 sec. West, along the East line of said Reeder tract, a distance of 200.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of said F.G. Stratton Tract;

Thence North 83 deg. 09 min. 37 sec. East, passing at a distance of 15.11 feet, the Southwest corner of said Lot 10-A, continuing a total distance of 378.57 feet to the PLACE OF BEGINNING and containing 75,367 square feet or 1.730 acres of land.

Tract 2:

Being Lots 10-A and 10-B, of a Subdivision of F.G. Stratton Tract, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 14, Page 181, Map Records, Dallas County, Texas, and being the same tract of land described as Tract II in deed to Catalina Court Partners, LP, and being more particularly described as follows:

Beginning at a point for corner in the West line of Polk Street, a variable width right-of-way, at the Southeast corner of said Lot 10-A;

Thence South 83 deg. 09 min. 37 sec. West, passing at a distance of 10.06 feet, a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for reference at the Northeast corner of Lot 9, Block A/6035, of Splendida Estates, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 72087, Page 2297, Map Records, Dallas

County, Texas, continuing a total distance of 373.52 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the East line of a 15-foot alley right-of-way;

Thence North 00 deg. 00 min. 02 sec. West, along said East line, a distance of 199.90 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of 11-A, Block A/6035, of a Subdivision of the East portion of P. R. Forsyth Tract, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 14, Page 99, of the Map Records of Dallas County, Texas;

Thence North 83 deg. 07 min. 00 sec. East, passing at a distance of 361.91 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for reference at the Southeast corner of said Lot 11-A, continuing a total distance of 371.97 feet to a point for corner in the said West line of Polk Street, and being at the Northeast corner of said Lot 10-B;

Thence South 00 deg. 27 min. 05 sec. East, along said West line, a distance of 200.00 feet to the PLACE OF BEGINNING and containing 74,032 square feet or 1.700 acres of land.

NOTICE OF SUBTITUTE TRUSTEE'S SALE

STATE OF TEXAS

*

KNOWN ALL MEN BY THESE PRESENT

COUNTY OF **DALLAS**

*

JOHN F. WARREN
COUNTY CLERK

DALLAS COUNTY
DEPUTY

WHEREAS, by Deed of Trust dated **AUGUST 2, 2024**, recorded under **DALLAS** County Clerk's File #**202400158509**, Deed Records, **DALLAS** County, Texas, executed by **DARDEN PRIORITY TAXES, LLC**, to **CARRIE WAIBEL OR ROSIE ROSALES**, Trustee, for the benefit of **FIRST FUNDING INVESTMENTS, INC.**, with the property situated in the County of **DALLAS**, Texas, to wit:

LOT 8, BLOCK D/6899, SYMPHONY SECTION NO. 2 OF SINGING HILLS, ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 49, PAGE 215, PLAT RECORDS, DALLAS COUNTY, TEXAS.

aka: 6320 Rhapsody Ln., Dallas, TX 75241.

(herein the "Property") to secure that certain Promissory Note therein described in the original principal amount of **\$149,000.00**, executed by **DARDEN PRIORITY TAXES, LLC**, and made payable to the order of **FIRST FUNDING INVESTMENTS, INC.**

WHEREAS the undersigned has been appointed as Substitute Trustee in the place of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **3rd** day of **JUNE 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **DALLAS County Courthouse**, pursuant to 51.002 of the Texas Property code as the place where foreclosure sale is to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

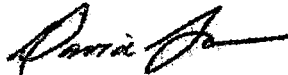
NOTICE IS FURTHER GIVEN that the foreclosure sale will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., I will sell said real estate at the area of

6320 Rhapsody Ln., Dallas, TX 75241

the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sales will begin at **11:00 A.M.** or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this 9th day of MAY 2025.



David Garvin, Jack Beckman, Kelly Goddard or
Michelle Schwartz, as Substitute Trustee

FOR INFORMATION CONTACT: 8101 boat Club Road, Suite 320
Fort Worth, TX 76179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 MAY 13 PM 12:07

STATE OF TEXAS

*

KNOW ALL MEN BY THESE PRESENTS

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

COUNTY OF DALLAS

*

BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **APRIL 8, 2022**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202200142714** of the Deed Records of **DALLAS** County, Texas, executed by **ADLO ENTERPRISES LLC**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

BEING LOT 3 IN BLOCK "L"/6048 OF HIGHLAND OAKS ADDITION NO. 2, INSTALLMENT NO. 5, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP OF SAID ADDITION RECORDED IN VOLUME 43, PAGE 199, MAP RECORDS, DALLAS COUNTY, TEXAS.
aka: 1219 Oak Meadows Dr., Dallas, TX 75232.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$190,000.00** executed by **ADLO ENTERPRISES LLC**, and made payable to **First Funding Investments, Inc.**

WHEREAS the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 3rd day of JUNE, 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the

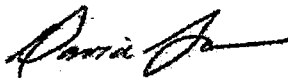
1219 Oak Meadows Dr., Dallas. TX 75232.

indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this 9th day of MAY 2025.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper or Kelly Goddard
as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320,
Fort Worth, TX 76179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 MAY 13 PM 12:07

STATE OF TEXAS

*

KNOW ALL MEN BY THESE PRESENT

*

COUNTY OF DALLAS

*

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **AUGUST 13, 2024**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202400167698** of the Deed Records of **DALLAS** County, Texas, executed by **OWNOLOGY INVESTMENT GROUP LLC**, to **CARRIE WAIBEL OR ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

LOT EIGHT (8), BLOCK G/6021, SINGING HILLS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGE 145 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

aka: 1341 Serenade Ln., Dallas, TX 75241.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$166,950.00** executed by **OWNOLOGY INVESTMENT GROUP LLC**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 3rd day of JUNE, 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the

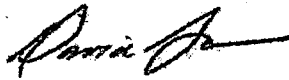
1341 Serenade Ln., Dallas, TX 75241.

Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **DALLAS County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this **9th** day of **MAY 2025**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper or Kelly Goddard as Substitute Trustee

FOR INFORMATION CONTACT: 8101 BOAT CLUB ROAD, STE 320
FORT WORTH, TX 76179

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Dallas §

2025 MAY 13 PM 12:07

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Notice is hereby given of a public non-judicial foreclosure sale.

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Date: **June 3, 2025**

Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.

Place: **Dallas** County Courthouse in **Dallas, Texas**, at the following location: the area designated by the Commissioners Court of **Dallas, Dallas County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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. The reposting or refiling may be after the date originally scheduled for this sale.

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.

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 Mortgagee of Record 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 their bid immediately in cash if their bid is accepted.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Metro Financial and Investment Services, Craig Lincoln Benjamin.**
5. Obligations Secured. The Deed of Trust is dated **December 30, 2022**, and is recorded in the office of the County Clerk of **Dallas County, Texas**, in/under **2022-202200326217, Official Public Records of Dallas County, Texas.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$338,560.00**, executed by **Metro Financial and Investment Services, Craig Lincoln Benjamin**, and payable to the order of **Housemax Funding, LLC**, a Texas Limited Liability Company.

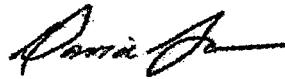
Original Mortgagee: Housemax Funding, LLC, a Texas Limited Liability Company.

Current Mortgagee of Record: Tryon Street Acquisition Trust I whose address is **55 Beattie Place, Suite 100, Greenville, SC 29601-2743.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Clare V. Coughill
Robertson Anschutz Vettters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED May 12, 2025.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard,
Substitute Trustee
c/o Robertson Anschutz Vettters, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: (713) 244-1360

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.

EXHIBIT "A"
LEGAL PROPERTY DESCRIPTION

Being a 4.60 acre portion of Lot 8, Block 7607, Oak Cliff Plantations, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 8, Page 263, Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "Peiser & Mankin Surv" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the northwest corner of said Lot 8, same being the southwest corner of Lot 7, said Oak Cliff Plantations, same being in the east right-of-way line of University Hills Boulevard (Houston School Road) (a variable width right-of-way);

THENCE North 60 deg. 00 min. 00 sec. East, along the common line of said Lot 8, and said Lot 7, a distance of 814.20 feet to a 1/2 inch iron rod set for the northeast corner of said Lot B, same being the southeast corner of said Lot 7, same being in the southwest line of Lot 11, of said Oak Cliff Plantations;

THENCE South 30 deg. 00 min. 00 sec. East, along the common line of said Lot 8, and Lot 11, a distance of 304.32 feet to a point for the southeast corner of said Lot 8, same being the northeast corner of Lot 9, Oak Cliff Plantations;

THENCE South 60 deg. 00 min. 00 sec. West, along the common line of said Lot 8, and said Lot 9, a distance of 219.50 feet to a 1/2 inch iron rod set for an angle point;

THENCE South 78 deg. 13 min. 13 sec. West, through the interior of said Lot 8, a distance of 770.01 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being the west line of said Lot 8, same being in the east right-of-way of aforesaid University Hills Boulevard;

THENCE North 00 deg. 00 min. 00 sec. East, along the common line of said Lot 8, and the east right-of-way line of said University Hills Boulevard, a distance of 73.39 feet to the POINT OF BEGINNING and containing 200,167 square feet or 4.60 acres of computed land more or less.

NOTICE OF FORECLOSURE SALE

2025 MAY 13 PM 12:07

State of Texas §
 §
County of Dallas §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT 1, BLOCK 4/6251 OF PLEASANT HEIGHTS ADDITION NO. 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 13, PAGE 139, MAP RECORDS, DALLAS COUNTY, TEXAS.

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

Date: **June 3, 2025**

Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.

Place: **Dallas** County Courthouse in **Dallas, Texas**, at the following location: the area designated by the Commissioners Court of **Dallas, Dallas County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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. The reposting or refiled may be after the date originally scheduled for this sale.

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.

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 Mortgagee of Record 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 their bid immediately in cash if their bid is accepted.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's

attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Yesenia Gallegos Rocha and Jose C. Gallegos Rocha, both unmarried.**
5. Obligations Secured. The Deed of Trust is dated **October 24, 2023**, and is recorded in the office of the County Clerk of **Dallas County, Texas**, in/under **2023-202300221416, Official Public Records of Dallas County, Texas.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$315,000.00**, executed by **Jose Gallegos Rocha, Yesenia Gallegos Rocha**, and payable to the order of **Origin Bank.**

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as beneficiary as nominee for Origin Bank.

Current Mortgagee of Record: Origin Bank whose address is **2508 Lakeland Drive, Suite 100, Flowood, MS 39232.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Clare V. Cougill
Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED May 12, 2025.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard,
Substitute Trustee
c/o Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: (713) 244-1360

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.

FILED

2025 MAY 13 PM 12:07

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Dallas §

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT 30B, BLOCK 4/1356, SOUTHFAIR DEVELOPMENT ADDITION, NO. 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP THEREOF RECORDED UNDER CLERK'S FILE NO. 2016-265496, MAP RECORDS, DALLAS COUNTY, TEXAS

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

Date: **June 3, 2025**

Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.

Place: **Dallas** County Courthouse in **Dallas, Texas**, at the following location: the area designated by the Commissioners Court of **Dallas, Dallas County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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 refilled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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.

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 Mortgagee of Record 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 their bid immediately in cash if their bid is accepted.

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.

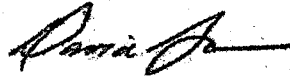
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's

attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Natalie Nicole Strong an unmarried woman.**
5. Obligations Secured. The Deed of Trust is dated **November 9, 2022**, and is recorded in the office of the County Clerk of **Dallas County, Texas**, in/under **202200292115, Official Public Records of Dallas County, Texas.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$245,000.00**, executed by **Natalie Nicole Strong**, and payable to the order of **Mortgage Electronic Registration Systems, Inc., as beneficiary as nominee for Origin Bank.**
Original Mortgagee: Mortgage Electronic Systems Registration Systems, Inc., as beneficiary as nominee for Origin Bank.
Current Mortgagee of Record: Origin Bank whose address is **2508 Lakeland Drive, Suite 100, Flowood, MS 39232.**
6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Clare V. Cougill
Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED May 12, 2025.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard,
Substitute Trustee
c/o Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: (713) 244-1360

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.

FILED

NOTICE OF TRUSTEE'S SALE
(BY SUBSTITUTE TRUSTEE)

2025 MAY 13 PM 12:48

Instrument to be Foreclosed:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

JFB

WHEREAS, by a Deed of Trust, (herein "Deed of Trust") dated, August 30, 2024, New Wave Holdings, LLC and Marvella Johnson as Grantor(s), conveyed to Julie Pettit, as Trustee, the property described to secure a Deed of Trust Note in the payment of a debt therein described; said Deed of Trust being recorded at Clerk's File No. 202400178876 and amended at Clerk's File No. 202400178877 of the Real Property Records as maintained by the County Clerk of Dallas, County, Texas.

LEGAL DESCRIPTION: See Exhibit "A" attached hereto.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the original Trustee; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the current owner and holder of that debt has requested that the undersigned to sell the herein described property to satisfy said indebtedness.

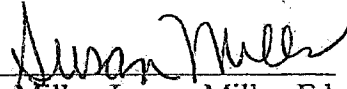
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the Third (3rd) day of June, 2025, between the hours of 10:00 a.m. and 4:00 p.m. the foreclosure sale will be conducted in Dallas County, Texas, in the area of the Courthouse of said county designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place.

CURRENT PLACE OF SALE IN DALLAS COUNTY, TEXAS:

At the County Courthouse in Dallas County, Texas, on the North side of the courthouse facing Commerce Street below the overhang, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Dallas County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designate by the Commissioner's Court of Dallas County, Texas.

The Trustee's Sale will begin no earlier than 10:00 a.m. and must be conducted within three hours of such starting time. Said sale shall be to the highest bidder for cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against that indebtedness.

EXECUTED on this 9 day of May 2025.



Susan Mills, James Mills, Ed Henderson,
Andrew Mills-Middlebrook, William Andrew
Mills, Vickie Everhart, Lori Fowler, Graylin
Jackson David Stockman, Donna Stockman,
Russel Stockman, Brenda Wiggs, Guy Wiggs,
Michelle Schwartz or Kathy Arrington,
Substitute Trustee, any to act as Successor
Substitute Trustee

Questions should be directed to: Foreclosure Department
(512) 340-0331

Exhibit 'A'

Lot 13, Block 77679, of MEADOWMERE ADDITION NO. 3, and Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 6, Page 203, Map Records, Dallas County, Texas.

FILED

NOTICE OF TRUSTEE'S SALE

(BY SUBSTITUTE TRUSTEE)

2025 MAY 13 PM 12:48

Instrument to be Foreclosed:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

JFB

WHEREAS, by a Deed of Trust, (herein "Deed of Trust") dated, August 30 2024, New Wave Holdings, LLC and Marvella Johnson as Grantor(s), conveyed to Julie Pettit, as Trustee, the property described to secure a Deed of Trust Note in the payment of a debt therein described; said Deed of Trust being recorded at Clerk's File No. 202400178789 and amended at Document No. 202400178790 of the Real Property Records as maintained by the County Clerk of Dallas, County, Texas.

LEGAL DESCRIPTION: See Exhibit "A" attached hereto.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the original Trustee; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the current owner and holder of that debt has requested that the undersigned to sell the herein described property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the Third (3rd) day of June, 2025; between the hours of 10:00 a.m. and 4:00 p.m. the foreclosure sale will be conducted in Dallas County, Texas, in the area of the Courthouse of said county designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place.

CURRENT PLACE OF SALE IN DALLAS COUNTY, TEXAS:

At the County Courthouse in Dallas County, Texas, on the North side of the courthouse facing Commerce Street below the overhang, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Dallas County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designate by the Commissioner's Court of Dallas County, Texas.

The Trustee's Sale will begin no earlier than 10:00 a.m. and must be conducted within three hours of such starting time. Said sale shall be to the highest bidder for cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against that indebtedness.

EXECUTED on this 9 day of MAY 2025.



Susan Mills, James Mills, Ed Henderson,
Andrew Mills-Middlebrook, William Andrew
Mills, Vickie Everhart, Lori Fowler, Graylin
Jackson David Stockman, Donna Stockman,
Russel Stockman, Brenda Wiggs, Guy Wiggs,
Michelle Schwartz or Kathy Arrington,
Substitute Trustee, any to act as Successor
Substitute Trustee

Questions should be directed to: Foreclosure Department
(512) 340-0331

Exhibit 'A'

Being the North 22 feet of Lot 9 and the South 18 feet of Lot 10, Block 5/7679, of Meadowmere Addition No. 3, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 6, Page 203, Map Records, Dallas County, Texas.

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: May 10, 2025

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

Mortgage: Flatland Services LLC

Mortgagee's Address: 3142 34th, Lubbock, TX 79410

Note: Note dated January 19, 2021 in the amount of \$130,500.00

Deed of Trust:

Date: January 19, 2021

Grantor: Paula Fabian Garcia & Miriam Contreras

Mortgage: Flatland Services LLC

Recording Information: Recorded in Document No. 202100016978 in the official records of Dallas County, Texas and further transferred by Assignment of Deed of Trust to Money Buys House, LLC recorded in Document No. 202300057116 in the official records of Dallas, County, Texas.

Property (including any improvements): Being Lot 5 (5), in Block Five (5/6081) of Southgate No. 1, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 13, Page 185, of the Map Records of Dallas County, Texas.

County: Dallas

Date of Sale: (first Tuesday of month) June 3, 2025

Time of Sale: 10am-1pm

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

2025 MAY 13 AM 10:35
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY JFK DEPUTY

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on June 3, 2025 between Ten o'clock am and One o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Barbara Herrera, Loss Mitigation,
SecureNet Services, LLC, Mortgage
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED _____

NAME

AS SUBSTITUTE TRUSTEE

NOTICE OF SUBSTITUTE TRUSTEE SALE

| | |
|--|--|
| Deed of Trust Date: 6/25/2008 | Grantor(s)/Mortgagor(s): CARLOS GOYNE, JOINED HEREIN PRO FORMA BY HIS SPOUSE, JILL GOYNE |
| Original Beneficiary/Mortgagee: MORTGAGE-ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS | Current Beneficiary/Mortgagee: GS MORTGAGE-BACKED SECURITIES TRUST 2024-RPL3 |
| Recorded in: Volume: N/A Page: N/A Instrument No: 20080226180 | Property County: DALLAS |
| Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee. | Mortgage Servicer's Address: 8950 Cypress Waters Boulevard, Coppell, TX 75019 |
| Date of Sale: 6/3/2025 | Earliest Time Sale Will Begin: 10am |
| Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. | |

Legal Description: LOT 11, BLOCK B/7680, OF FORESTCREST ESTATES NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUE 43, PAGE 63, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, or Payton Hreha, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

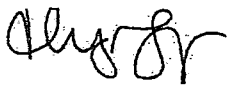
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED 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 PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 5/12/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Nationstar Mortgage LLC

Dated: 5/13/2025

Printed Name:

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

BY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
RECEIVED

2025 MAY 13 AM 10:35

MH File Number: TX-25-107197-POS
Loan Type: Conventional Residential

FDRE Inc., Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Ramon Sanchez
Maria Delosangeles Araguz
8642 Stonehurst St. Dallas, TX 75217

Sent via first class mail and CMRR # 9489 0178 9820 3039 9608 90 on 05.13.2025

FILED

2025 MAY 13 AM 11:39

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Ramon Sanchez and Maria Delosangeles Araguz executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202100145038; to which reference is made for all purposes.

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

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

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

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of June, 2025

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

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

2. Property to be Sold:

Lot twenty-eight (28), Block 8/6323, OAK HILL PARK ANNEX, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 14, Page 307, of the Map Records of Dallas County, Texas

3. Name and Address of Sender of Notice:

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

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

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

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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



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

NOTICE OF TRUSTEE'S SALE
(BY SUBSTITUTE TRUSTEE)

2025 MAY 13 PM 12:48

Instrument to be Foreclosed:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
JTB

Re: **WHEREAS**, by a Deed of Trust, (herein "Deed of Trust") dated, August 30 2024, New Wave Holdings, LLC and Marvella Johnson as Grantor(s), conveyed to Julie Pettit, as Trustee, the property described to secure a Deed of Trust Note in the payment of a debt therein described; said Deed of Trust being recorded at Clerk's File No. 202400178859 and amended at Document No. 202400178860 of the Real Property Records as maintained by the County Clerk of Dallas, County, Texas.

LEGAL DESCRIPTION: See Exhibit "A" attached hereto.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the original Trustee; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the current owner and holder of that debt has requested that the undersigned to sell the herein described property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the Third (3rd) day of June, 2025, between the hours of 10:00 a.m. and 4:00 p.m. the foreclosure sale will be conducted in Dallas County, Texas, in the area of the Courthouse of said county designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place.

CURRENT PLACE OF SALE IN DALLAS COUNTY, TEXAS:

At the County Courthouse in Dallas County, Texas, on the North side of the courthouse facing Commerce Street below the overhang, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Dallas County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designate by the Commissioner's Court of Dallas County, Texas.

The Trustee's Sale will begin no earlier than 10:00 a.m. and must be conducted within three hours of such starting time. Said sale shall be to the highest bidder for cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against that indebtedness.

EXECUTED on this 9 day of May 2025.

Susan Mills

Susan Mills, James Mills, Ed Henderson,
Andrew Mills-Middlebrook, William Andrew
Mills, Vickie Everhart, Lori Fowler, Graylin
Jackson David Stockman, Donna Stockman,
Russel Stockman, Brenda Wiggs, Guy Wiggs,
Michelle Schwartz or Kathy Arrington,
Substitute Trustee, any to act as Successor
Substitute Trustee

Questions should be directed to: Foreclosure Department
(512) 340-0331

Exhibit 'A'

Being the North 22 feet of Lot 10 and the South 18 feet of Lot 11, Block 5/7679, of Meadowmere Addition No. 3, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 6, Page 203, Map Records, Dallas County, Texas.

FILED

2025 MAY 12 PM 4:39

Notice of Substitute Trustee Sale

A1332

T.S. #: 25-14340

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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: 6/3/2025
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Dallas County Courthouse in DALLAS, Texas, at the following location: the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. OR IN 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:

LOT 35, BLOCK S/6629, WISDOM TERRACE ADDITION, PHASE 4, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2003125, PAGE 160 OF THE MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED IN VOLUME 2003239, PAGE 220 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 8/10/2005 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 3474751, recorded on 8/17/2005, of the Real Property Records of Dallas County, Texas.
Property Address: 701 E KIRNWOOD DR DALLAS Texas 75241

| | | | |
|-------------|----------------------------------|-----------------------|--|
| Trustor(s): | BRIAN WILSON AND DEITRICH WILSON | Original Beneficiary: | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SERBING CAPITAL PARTNERS, LIMITED PARTNERSHIP ITS SUCCESSORS AND ASSIGNS |
|-------------|----------------------------------|-----------------------|--|

| | | | |
|----------------------|---|----------------|--|
| Current Beneficiary: | HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE7 Asset Backed Pass-Through Certificates | Loan Servicer: | NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing |
|----------------------|---|----------------|--|

| | |
|-------------------------------|---|
| Current Substituted Trustees: | Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC |
|-------------------------------|---|

T.S. #: 25-14340

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 with funds being made payable to Prestige Default Services, LLC, 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 sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by BRIAN WILSON AND SPOUSE, DETRICH WILSON . 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 but not limited to (1) the promissory note in the original principal amount of \$91,192.00, executed by BRIAN WILSON AND SPOUSE, DETRICH WILSON , and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SERBING CAPITAL PARTNERS, LIMITED PARTNERSHIP ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BRIAN WILSON AND SPOUSE, DETRICH WILSON to BRIAN WILSON AND DETRICH WILSON . HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE7 Asset Backed Pass-Through Certificates 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. **All checks must be made payable to Prestige Default Services, LLC**


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

HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2005-HE7 Asset Backed Pass-Through Certificates
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743
800-365-7107

T.S. #: 25-14340

Dated: 5/12/25

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

2025 MAY 12 PM 4:39

Notice of Substitute Trustee Sale

R1353

T.S. #: 24-13348

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

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: **6/3/2025**
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**
Place: **Dallas County Courthouse in Dallas, Texas, at the following location: the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. OR IN 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:

LOT 12, BLOCK G, DEER PATH ADDITION VILLAGE 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 139, OF THE MAP RECORDS, DALLAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 5/31/2006 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 200600209694, recorded on 6/9/2006, of the Real Property Records of Dallas County, Texas.

Property Address: 2449 STOVALL DRIVE DALLAS, TEXAS 75216

Trustor(s): **MARY ETTA COX** Original Beneficiary: **RELIANCE MORTGAGE COMPANY**

Current Beneficiary: **GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1** Loan Servicer: **GITSIT Solutions, LLC**

Current Substituted Trustees: **Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC**

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 with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary

T.S. #: 24-13348

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 sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by MARY ETTA COX, AN UNMARRIED WOMAN . 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 \$112,500.00, executed by MARY ETTA COX, AN UNMARRIED WOMAN , and payable to the order of RELIANCE MORTGAGE COMPANY ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MARY ETTA COX, AN UNMARRIED WOMAN to MARY ETTA COX. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 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. **All checks must be made payable to Prestige Default Services, LLC**

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

GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1
c/o GITSIT Solutions, LLC
333 S. Anita Drive, Suite 400,
Orange, CA 92868
888) 566-3287

Dated: 5/12/25

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

T.S. #: 24-13348

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department