

FILED

NOTICE OF FORECLOSURE SALE

2025 MAY 13 AM 9:36

Deed of Trust:

Dated: August 15, 2022
Grantor: LA CITTA GROUP, LLC
Trustee: Shelly Carter
Lender: Shellron Holdings, LLC, a Delaware limited liability company
Loan Servicer: Shellron Holdings, LLC, a Delaware limited liability company
Recorded: **Instrument #202200222295**, recorded on August 16, 2022, in the official Real Property (Deed) Records of Dallas County, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$872,050.00 and a second note in the original principal amount of \$53,728.49, executed by LA Citta Group, LLC ("Borrower"), and payable to the order of Lender
Maturity Date: August 15, 2052

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Legal Description:

TRACT 1:

LOT 15, BLOCK 2/1742, JEFFERS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 380, MAP RECORDS OF DALLAS COUNTY, TEXAS;

TRACT 2:

BEING A PORTION OF LOT 10, CITY BLOCK B/1768, OF GREAT OAKS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 2, PAGE 227, PLAT RECORDS, DALLAS COUNTY, TEXAS, BEING CONVEYED TO FLOYD FEARCE AS RECORDED IN CC# 201400122784, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AS SHOWN ON SURVEY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE POST FOUND FOR CORNER, BEING THE WEST CORNER OF LOT 23, BEING THE NORTH CORNER OF LOT 24, BEING THE SOUTH CORNER OF LOT 11, OF SAID GREAT OAKS ADDITION, AND BEING THE EAST CORNER OF SAID LOT 10;

THENCE SOUTH 44 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 1/2 INCH YELLOW CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS

WEST, A DISTANCE OF 100.00 FEET TO A 1/2 INCH YELLOW CAPPED IRON ROD SET FOR CORNER, BEING IN THE SOUTHEAST LINE OF PINE STREET;

THENCE ALONG PINE STREET NORTH 44 DEGREES 48 MINUTES 55 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 1/2 INCH YELLOW CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5,000 SQUARE FEET OR 0.11 OF AN ACRE OF LAND.

TRACT 3:

LOT 3, BLOCK F/6078, DEERPATH VILLAGE ADDITION, THIRD SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 29, MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.

TRACT 4:

LOT 37, BLOCK 2/4431, OF LINCOLN PLACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 145, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 5:

LOT 8, BLOCK 2/1774 OF LINCOLN HEIGHTS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 231, AND MAP RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 6:

BEING A TRACT OF LAND OUT OF THE WM. ROMINE SURVEY, ABSTRACT NO. 1246, SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF LOT 11 AND GREERS REVISED ADDITION TO THE CITY OF DALLAS, LOCATED IN CITY BLOCK F/1742, AS SAID ADDITION IS SHOWN ON MAP RECORDED IN VOLUME 4, PAGE 166, MAP RECORDS, DALLAS COUNTY, TEXAS, FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN X SET THAT BEARS NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTNACES OF 54.00 FEET FROM A 1/2-INCH IRON ROD FOUND AT THE INTERESECTION OF THE CURRENT NORTHWEST RIGHT-OF-WAY LINE OF EUGENE STREET(VARIABLE WIDTH RIGHT-OF-WAY) WITH THE NORTHWEST RIGHT-OF-WAY LINE OF KYNARD STREET (27 FOOT RIGHT-OF-WAY), ALSO BEING A POINT IN THE SOUTHWEST LINE OF SAID LOT 11 AS SHOWN ON THE AFOREMENTIONED PLAT OF GREER'S REVISED ADDITION:

THENCE CONTINUING NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 37.30 FEET TO A 1/2" WATER PIPE FOUND FOR A CORNER, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK F/1724;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF LOT 10 A DISTANCE OF 76.00 FEET TO A 3/8-INCH IRON ROD SET FOR A CORNER;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISATNCE OF 37.30 FEET TO A 3/8-INCH IRON ROD SET FOR A CORNER;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 76.00 FEET TO POINT OF BEGG INNING

TRACT 7:

LOT 33, BLOCK B/7999, OF SUNNY ACRES ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 32, PAGE 175, MAP RECORDS OF DALLAS COUNTY, TEXAS.

FORECLOSURE SALE:

Date: **Tuesday, June 3, 2025**

Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three

hours thereafter.

Place: ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Bennett M. Wyse, Ted Gambordella, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, and/or Jeff Benton

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, has requested Substitute Trustee to sell the Property.

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

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

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

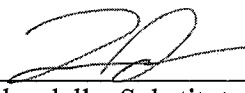
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender, or Loan Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

SUBSTITUTE TRUSTEE:

By: 
Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com

6902 OVERLOOK DRIVE
DALLAS, TX 75227

2025 MAY 12 PM 4:39

00000010452175

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: June 03, 2025

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 31, 1995 and recorded in Document VOLUME 95150, PAGE 00626 real property records of DALLAS County, Texas, with JOE DAVID ESCAMILLA, A SINGLE PERSON, grantor(s) and NATIONS BANC MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOE DAVID ESCAMILLA, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$34,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

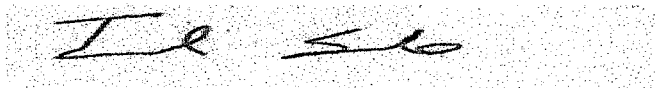


6902 OVERLOOK DRIVE
DALLAS, TX 75227

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

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



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5/12/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 5/12/25

6902 OVERLOOK DRIVE
DALLAS, TX 75227

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DALLAS

EXHIBIT "A"

LOT 1, IN BLOCK 8/5813, MILITARY PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4, PAGE 337, OF THE MAP RECORD OF DALLAS COUNTY, TEXAS.

FILED

2025 MAY 12 PM 4:39

4246 ROYAL RIDGE DR
DALLAS, TX 75229

00000010429033

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: June 03, 2025

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 07, 2005 and recorded in Document INSTRUMENT NO. 200503624071 real property records of DALLAS County, Texas, with TRAVIS J BARR, JOINED HEREIN PRO FORMA BY HIS WIFE, KENDALL MARSEE BARR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TRAVIS J BARR, JOINED HEREIN PRO FORMA BY HIS WIFE, KENDALL MARSEE BARR, securing the payment of the indebtednesses in the original principal amount of \$244,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee, , successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

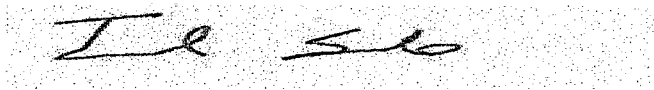
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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

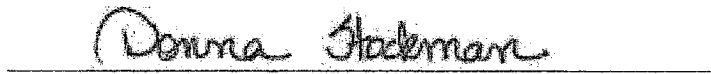
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHELLEY ORTOLANI, MICHELE HREHA, MARY MANCUSO, R FRANCESCA ORTOLANI, CAROL DUNMON, JANE KLINE, PAYTON HREHA, CHASITY LEWALLEN, GUY WIGGS, DAVID STOCKMAN, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, AND LUIS TERRAZAS, BRENDA WIGGS, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ OR JAMIE DWORSKY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5/12/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 5/12/25

4246 ROYAL RIDGE DR
DALLAS, TX 75229

00000010429033

00000010429033

DALLAS

EXHIBIT "A"

LOT 6, BLOCK 1/5535, OF ROYAL RIDGE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 845, PAGE 1000, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Notice of Trustee's Sale

Date: May 9, 2025

Trustee: Kim R. Thorne

Trustee's Address: 123 W. Main St, 3rd Floor, Grand Prairie, Dallas County, TX 75050

Mortgagee: Carranza Investments LLC

Mortgagee's Address: PO Box 541743, Dallas, Dallas County, TX 75354

Note: \$254,900.00

Deed of Trust

Date: January 31, 2023

Grantor: Roberto Garcia Salas

Mortgagee: Carranza Investments LLC

Recording information: Vendor's Lien retained in Deed filed as Instrument Number 202300109557, in the Official Public Records of Dallas County, Texas; Deed of Trust filed as Instrument Number 202300018649 in the Official Public Records of Dallas County, Texas

Property: Being Lot 6, Block D/6907, Glenview Addition, Tenth Section, an addition to the City of Dallas, Dallas County, according to the plat recorded in Volume 31, Page 137, Map Records, Dallas County, Texas. The property address is 1010 Pinedale Lane, Dallas, Texas 75214-1941

County: Dallas

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

Time of Sale: 10:00 a.m. – 1:00 p.m.

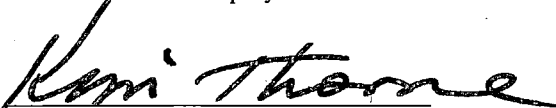
Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

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.

Mortgagee has appointed Kim R. Thorne as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


Kim R. Thorne
Thorne & Skinner
123 W. Main St, 3rd Floor
Grand Prairie, TX 75050
972.264.1614

FILED

2025 MAY 12 PM 1:37

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

FILED

Notice of Foreclosure Sale 2025 MAY 12 PM 1:24
(Including Appointment of Substitute Trustee)

JOHN F. WARREN Kc
COUNTY CLERK

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

May 12, 2025

Deed of Trust ("Deed of Trust"):

Dated: June 16, 2023

Grantor: Kendallwood Drive, LLC

Trustee: Marcus Channing Morris

Lender: First Financial Bank

Recorded in: Official Records of Dallas County, Texas as Instrument Number 202300121949

Secures: Promissory Note ("Note") in the original principal amount of \$104,000.00, executed by Grantor and payable to the order of Lender; and all other indebtedness of Grantor to Lender.

Guaranty: The Note is guaranteed by Unconditional Guarantees executed by All Care Hospice, LLC, Daniel Blackburn, DCB Irrevocable Trust dated November 12, 2013 and Silver Leaf Assisted Living, LLC in favor of Lender.

Substitute Trustee: Mark S. Zachary

Substitute Trustee's Address: 400 Pine Street, Suite 800, Abilene, Texas 79601

Property (the "Property"): The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the following described real property and all rights and appurtenances thereto: **Lot Two (2), Block C/7726, NORTHVIEW ADDITION, SECOND SECTION, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 45, Page 119 of the Map and/or Plat Records of Dallas County, Texas**

Foreclosure Sale:

Date: June 3, 2025

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

Place: The North Side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas, Dallas County, Texas; or in such other area as designated by the Commissioner's Court of Dallas County, Texas pursuant to Section 51.002 of the Texas Property Code. The George Allen Courts Building is located at 600 Commerce Street, Dallas, Dallas County, Texas.

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust, and at purchaser's own risk. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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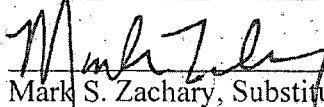
May 12, 2025.

First Financial Bank

By: 

Name: Marcus Morris

Title: CEO - Chris Holme Trail



Mark S. Zachary, Substitute Trustee

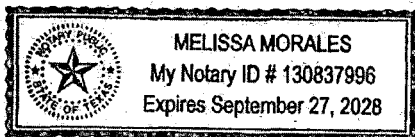
STATE OF TEXAS

§
§
§

COUNTY OF Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared Marcus Morris,
CEO - Chisholm Trail Region of **First Financial Bank**, known to me to be the person whose name
is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same
for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 12th day of May, 2025.



Melissa Morales
NOTARY PUBLIC, STATE OF TEXAS

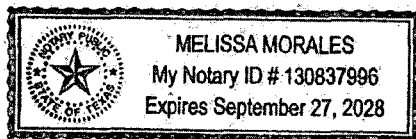
STATE OF TEXAS

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COUNTY OF Tarrant

BEFORE ME, the undersigned authority, on this day personally appeared **Mark S. Zachary**,
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes and consideration therein
expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 12th day of May, 2025.



Melissa Morales
NOTARY PUBLIC, STATE OF TEXAS

FILED

2025 MAY 12 PM 12:44

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
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COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY CH 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.

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

DATE OF SALE: Tuesday, the 3rd day of June, 2025.

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

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

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

NAME OF DOCUMENT: Declaration of Condominium Regime and Master Deed for 2220 Canton Loft Condominiums, recorded under Document No. Volume 95009, Page 2133 in the Official Public Records of Dallas County, Texas, (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

INDEBTEDNESS SECURED: Pursuant to the *Declaration of Condominium Regime and Master Deed for 2220 Canton Loft Condominiums*, recorded under Document No. Volume 95009, Page 2133 in the Official Public Records of Dallas County, Texas, (the "Declaration"), 2220 Canton Loft Condominiums Association, Inc. (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of 2220 Canton Loft Condominiums Association, Inc. (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

APPOINTMENT OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Trustee

DATE: April 10, 2025.

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

The Property is a condominium unit in 2220 Canton Loft Condominiums Association, Inc. (the "Project") and is subject to the Declaration of Condominium Regime and Master Deed for 2220 Canton Loft Condominiums, (the "Declaration").

Reginald J. Newsome ("Debtor") is the owner of the Property pursuant to a General Warranty Deed (Cash Deed) recorded at Document No. 201300363037, Official Public Records, Dallas County, Texas;

The Declaration establishes 2220 Canton Loft Condominiums Association, Inc. (the "Association"), an association as that term is used in the Texas Uniform Condominium Act, to manage and administer the affairs of the Project and authorizes the Association to impose maintenance assessments upon all owners of the condominium units in the Project to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of the Project (the "Assessments");

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

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

Debtor has failed to pay the Assessments imposed by the Association;

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

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

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

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


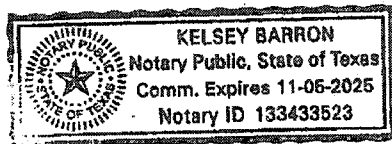
IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 10th day of April, 2025.



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

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 10th day of April, 2025, by Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brillian, and/or Cal Dunagan, and/or Yvette Medina, and/or Grant Neidenfeuhr, and/or Matthew Kirby, Trustee.


Notary Public Signature

NAME AND ADDRESS OF TRUSTEE:

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

CAGLE PUGH

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

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 2220 CANTON STREET, UNIT 211, DALLAS, TEXAS 75201.

UNIT NO. 211, AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF 2220 CANTON LOFTS CONDOMINIUMS, A CONDOMINIUM REGIME SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION RECORDED IN VOLUME 95009, PAGE 2133, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS, AND FIRST AMENDMENT RECORDED IN VOLUME 95153, PAGE 1420, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS.

FILED

2025 MAY 12 PM 12:44

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
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COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY CR 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.

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

DATE OF SALE: Tuesday, the 3rd day of June, 2025.

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

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

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

NAME OF DOCUMENT: Condominium Declaration for Oaks on the Lane Condominiums, recorded under Document No. 198000548389 in the Official Public Records of Dallas County, Texas, (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

INDEBTEDNESS SECURED: Pursuant to the *Condominium Declaration for Oaks on the Lane Condominiums*, recorded under Document No. 198000548389 in the Official Public Records of Dallas County, Texas, (the "Declaration"), Oaks on the Lane Condominium Association (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of Oaks on the Lane Condominium Association (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

APPOINTMENT OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Trustee

DATE: April 24, 2025.

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

The Property is a condominium unit in Oaks on the Lane Condominium (the "Project") and is subject to the Condominium Declaration for Oaks on the Lane Condominiums, (the "Declaration").

Ryan Hopson Holdings LLC ("Debtor") is the owner of the Property pursuant to a Special Warranty Deed recorded at Document No. 201600085655, Official Public Records, Dallas County, Texas;

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

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

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

Debtor has failed to pay the Assessments imposed by the Association;

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

Therefore, at the date, time, and place set forth above, the undersigned, as Trustee, will conduct the sale of the Property as a public auction to the highest bidder for cash pursuant to the

terms of the Declaration, subject to all prior encumbrances (including but not limited to prior liens), easements, restrictive covenants, liens, rights of parties in possession, mineral interests and leases, and other matters affecting title to the Property that would be shown by a review of the Official Public Records of Dallas County, Texas, or by an on-the-ground inspection of the Property.

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

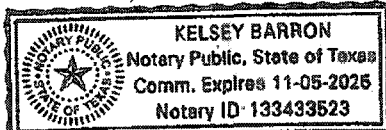
Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish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

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 24th day of April, 2025.

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

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 24th day of April, 2025, by Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brilliant, and/or Cal Dunagan, and/or Yvette Medina, and/or Grant Neidenfeuhr, and/or Matthew Kirby, Trustee.



Notary Public Signature

NAME AND ADDRESS OF TRUSTEE:

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

CAGLE PUGH

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

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 6646 E LOVERS LANE #1302, DALLAS, TEXAS 75214.

BEING UNIT 1302 IN BUILDING M OF OAKS ON THE LANE CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION THEREOF RECORDED IN VOLUME 80054, PAGE 6, AND AMENDED IN VOLUME 80056, PAGE 3, AND VOLUME 80203 PAGE 559 OF THE CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS TOGETHER WITH AN UNDIVIDED 0.61 PERCENT INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

FILED

2025 MAY 12 PM 12:44

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
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COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY CRR 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.

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

DATE OF SALE: Tuesday, the 3rd day of June, 2025.

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

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

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

NAME OF DOCUMENT: Declaration and Master Deed for 4509 Holland Avenue Condominium, recorded under Document No. Volume 82174, Page 3503, 09/07/1982, Official Public Records, Dallas County, Texas (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

INDEBTEDNESS SECURED: Pursuant to the *Declaration and Master Deed for 4509 Holland Avenue Condominium*, recorded under Document No. Volume 82174, Page 3503, 09/07/1982, Official Public Records, Dallas County, Texas (the "Declaration"), 4507 Holland Avenue Condominium d/b/a 4507 Holland Avenue HOA (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of 4507 Holland Avenue HOA (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

APPOINTMENT OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Trustee

DATE: April 10, 2025.

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

The Property is a condominium unit in 4507 Holland Avenue HOA (the "Project") and is subject to the Declaration and Master Deed for 4509 Holland Avenue Condominium, (the "Declaration").

Maureen Onuaguluchi-Phillips and Alexis Pluscherie Chidi ("Debtors") are the owners of the Property pursuant to a Warranty Deed recorded at Document No. 202100355062, Official Public Records, Dallas County, Texas;

The Declaration establishes 4507 Holland Avenue HOA (the "Association"), an association as that term is used in the Texas Uniform Condominium Act, to manage and administer the affairs of the Project and authorizes the Association to impose maintenance assessments upon all owners of the condominium units in the Project to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of the Project (the "Assessments");

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

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

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

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

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

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

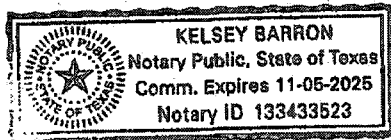
Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish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

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 10th day of April, 2025.

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

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 10th day of April, 2025, by Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brillian, and/or Cal Dunagan, and/or Yvette Medina, and/or Grant Neidenfeuhr, and/or Matthew Kirby, Trustee.


Notary Public Signature

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

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

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

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the ____ day of April, 2025.

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

**THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §**

This instrument was acknowledged before me on this 9th day of April, 2025, by Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brillian, and/or Cal Dunagan, and/or Yvette Medina, and/or Grant Neidenfeuhr, and/or Matthew Kirby, Trustee.

Notary Public Signature

NAME AND ADDRESS OF TRUSTEE:

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

CAGLE PUGH

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

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 4507 HOLLAND AVENUE #102, DALLAS, TEXAS 75219.

UNIT 102 IN BUILDING A, OF 4509 HOLLAND AVENUE CONDOMINIUM, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION FILED FOR RECORD ON SEPTEMBER 8, 1982, AND RECORDED IN VOLUME 82174, PAGE 3503, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED 9.582% INTEREST IN THE GENERAL COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION , AND TOGETHER WITH THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT AND BUILDING, ALL AS DESCRIBED IN SAID DECLARATION.

Notice of Foreclosure Sale

FILED

2025 MAY 12 PM 12:42

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

("Deed of Trust"):

Dated: January 28, 2015

Grantor: Crystal Lopez

Trustee: Jason E. Lee

Lender: Sergio Manuel Elizondo

Recorded in: Instrument No. 2015000577739 of the real property records of Dallas County, Texas

Legal Description: Being Lot 5 and West 6 feet of Lot 6, Block A/6673 of Homeplace Addition, an addition to the City of Dallas, Texas, according to the map thereof recorded in the Map Records of Dallas County, Texas

Secures: ("Note") in the original principal amount of \$70,000.00, executed by Crystal Lopez ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 3, 2025

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

Place: The front steps of the Dallas County Courthouse, George L. Allen, Sr. Courts Building, 600 Commerce Street, Dallas, Texas 75202

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 Sergio Manuel Elizondo's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Sergio Manuel Elizondo, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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

Jon G. Burt

Jon G. Burt
200 W. Grove
Kaufman, Texas 75142
Telephone: 972-962-6000
Telecopier: 972-932-8080
E-mail: jonburtlaw@gmail.com

Notice of Foreclosure Sale

May 12, 2025

2025 MAY 12 AM 11:47

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY M4 DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: August 29, 2022

Grantor: Daniel Barradas Barrios

Trustee: J. Mark Riebe

Lender: TexasBank

Recorded in: Document No. 202200234955 of the real property records of Dallas County, Texas

Legal Description: Lot 16, Block 1/5853, of the LISBON HEIGHTS ANNEX ADDITION, an Addition to the City of Dallas, Texas, according to the map thereof recorded in Volume 8, Page 50, of the Map Records of Dallas County, Texas

Property Address: 2255 Exeter Drive, Dallas, TX 75216

Secures: Promissory Note ("Note") in the original principal amount of \$266,400.00, executed by Daniel Barradas Barrios ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

Substitute Trustee's Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Nominee for Lender/

Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS")

Nominee for Lender/

Beneficiary's Address: P.O. Box 2026, Flint, MI 48501

Foreclosure Sale:

Date: Tuesday, June 3, 2025

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

hours thereafter.

Place: On the north side of the George Allen Courts Building facing Commerce Street, below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, TexasBank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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



Craig C. Lesok
Attorney for Lender
SBOT No. 24027446



Craig C. Lesok
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

Notice of Foreclosure Sale

2025 MAY 12 AM 11:47

May 12, 2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY M4 DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: July 2, 2024

Grantor: Juan Pablo Coronado Zapata

Trustee: Greg Dodds

Lender: TexasBank

Recorded in: Instrument No. 202400134620 of the real property records of Dallas County, Texas

Legal Description: Lot 13, Block 1/6104, of LINFIELD PARK ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 17, Page 405, Map Records, Dallas County, Texas

Property Address: 3923 Le May Avenue, Dallas, TX 75216

Secures: Promissory Note ("Note") in the original principal amount of \$281,500.00, executed by Juan Pablo Coronado Zapata ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

Substitute Trustee's
Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Nominee for Lender/
Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS")

Nominee for Lender/
Beneficiary's Address: P.O. Box 2026, Flint, MI, 48501

Foreclosure Sale:

Date: Tuesday, June 3, 2025

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

hours thereafter.

Place: On the north side of the George Allen Courts Building facing Commerce Street, below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, TexasBank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Nominee for Lender/ Beneficiary is representing TexasBank in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with TexasBank. The address of Nominee for Lender/ Beneficiary is set forth above.

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

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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an

independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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Craig C. Lesok
Attorney for Lender
SBOT No. 24027446



Craig C. Lesok
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

Notice of Foreclosure Sale

2025 MAY 12 AM 11:47

May 12, 2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MM DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: August 19, 2022

Grantor: Alejandro Rojas Perez and Santa Yamileth Lopez Bonilla

Trustee: J. Mark Riebe

Lender: TexasBank

Recorded in: Instrument No. 202200226447 of the real property records of Dallas County, Texas

Legal Description: Lot 5, Block 9/8294, of HIGHLAND HILLS NO. 9, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat recorded in Volume 68220, Page 2051, Map Records of Dallas County, Texas

Property Address: 3528 Silverhill Drive, Dallas, TX 75241

Secures: Promissory Note ("Note") in the original principal amount of \$220,500.00, executed by Alejandro Rojas Perez and Santa Yamileth Lopez Bonilla ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

Substitute Trustee's
Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Nominee for Lender/
Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS")

Nominee for Lender/
Beneficiary's Address: P.O. Box 2026, Flint, MI, 48501

Foreclosure Sale:

Date: Tuesday, June 3, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the

Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: On the north side of the George Allen Courts Building facing Commerce Street, below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, TexasBank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Nominee for Lender/ Beneficiary is representing TexasBank in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with TexasBank. The address of Nominee for Lender/ Beneficiary is set forth above.

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

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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any)**

provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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Craig C. Lesok
Attorney for Lender
SBOT No. 24027446



Craig C. Lesok
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

NOTICE OF FORECLOSURE SALE

2025 MAY 12 AM 11:45

Deed of Trust:

Dated: August 20, 2024
Grantor: JEROME YOUNGER
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company
Lender: Capital Fund I, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company
Recorded: Instrument #2024-202400174696, recorded on May 11, 2024, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$675,000.00, executed by JEROME YOUNGER ("Borrower") and payable to the order of Lender
Maturity Date: August 1, 2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

Legal Description:

LOT 34, BLOCK A, 8153, OF BILL BROWNE'S FARM ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 76209, PAGE 1348, OF THE MAP AND OR PLAT RECORDS OF DALLAS COUNTY, TEXAS; and more commonly known as 9602 Bill Browne Ln, Dallas Texas 75243

FORECLOSURE SALE:

Date: Tuesday, June 3, 2025
Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three hours thereafter.
Place: ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



Substitute Trustee: Bennett M. Wyse, Ted Gambordella, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, has requested Substitute Trustee to sell the Property.

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

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender, or Loan Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

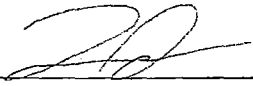
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS

**THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF
THE MORTGAGEE OR LOAN SERVICER.**

SUBSTITUTE TRUSTEE:

By: 
Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on April 1, 2016, DINA HERNANDEZ and JESUS ORTIZ OSEGUERA, executed a Deed of Trust conveying to HOLT IRBY, Trustee, the Real Estate hereinafter described, to secure JEM ENTERPRISES, INC. in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201600087451, of the Deed of Trust Records of Dallas County, Texas; and

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

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.


NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 3rd day of JUNE, 2025, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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

LOT 4, BLOCK 43/4095, OF LIBERTY HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 92, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 3911 DEKALB AVE., DALLAS, TEXAS.

WITNESS MY HAND, this 12 day of May, 2025.


DARRIN W. STANTON, Substitute Trustee

BY 
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

2025 MAY 13 AM 11:23

FILED

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on April 27, 2017, DANIEL CABALLERO GUERRERO, OTILIA FAZ, and VALERIE CORTEZ, executed a Deed of Trust conveying to DEREK HAUSHEER, Trustee, the Real Estate hereinafter described, to secure WIN CITYSCAPE, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201700143382 of the Deed of Trust Records of Dallas County, Texas; and

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

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.


NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 3rd day of JUNE, 2025, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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

BEING LOT 28A, BLOCK 7/6887, OF W. R. MURPHY SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 74242, PAGE 488, PLAT RECORDS, DALLAS COUNTY, TEXAS. MORE COMMONLY KNOWN AS 2527 SYLVIA STREET, DALLAS, TEXAS.

WITNESS MY HAND, this 12 day of May, 2025.


DARRIN W. STANTON, Substitute Trustee

BY 
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2025 MAY 13 AM 11:24

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 6th day of June, 2024, RODNEY BERRY, INC. and ORGANIZED N-
SPIRATIONS LLC executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the
Real Estate hereinafter described, to secure JACK D.H. & COMPANY LLC, in the payment of a debt
therein described, said Deed of Trust being recorded in Instrument No. 202400115430, of the Deed of
Trust records of Dallas County, Texas; and

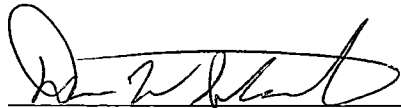
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now
wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to
satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3RD day of
JUNE, 2025, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of
the George Allen Courthouse, 6 00 Commerce, in Dallas County, Texas, which is the place designated
by the Dallas County Commissioner's Court, to the highest bidder for cash.


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

SEE EXHIBIT "A" ATTACHED HERETO FOR ALL PURPOSES. ALSO KNOWN AS
1510 MONTAGUE AVENUE, DALLAS, TEXAS.

WITNESS MY HAND, the 12 day of MAY, 2025.



DARRIN W. STANTON, TRUSTEE

BY 
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
TX

2025 MAY 13 AM 11:24

EXHIBIT "A"

Being a portion of Lot 4, Block 4/4345 of Glendale Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 1, Page 517, Map Records, Dallas County, Texas (M.R.D.C.T.) and being the same land described in deed to A Better Place, LLC., a Texas corporation, recorded in Instrument No. 201900150152, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the Southeast line of Montague Avenue, at the West corner of said Lot 4 described in deed to Pablo Velazquez, recorded in Instrument No. 20070212411 (D.R.D.C.T.) and at the North corner of said A Better Place, LLC., tract;

THENCE South 31 degrees 06 minutes 44 seconds East, a distance of 150.00 feet to a point for corner at the South corner of said Velazquez tract, at the West corner of a tract of land described in deed to Manuel Hernandez, recorded in Volume 99117, Page 8396 (D.R.D.C.T.) and at the North corner of a tract of land described in deed to Gloria Morales, recorded in Instrument No. 202000262515 (D.R.D.C.T.), from which a 1/2 inch iron rod found for reference bears South 84 degrees 07 minutes 39 seconds East, a distance of 1.24 feet;

THENCE South 59 degrees 27 minutes 28 seconds West, a distance of 50.00 feet to a point for corner at the West corner of said Morales tract, at the North corner of a tract of land described in deed to Johnny Earl George and wife, Wilma L. George, recorded in Volume 2002210, Page 297 (D.R.D.C.T.), at the corner of that portion of said Lot 4 described in deed to Jimmy Edman, recorded in Instrument No. 201700293566 (D.R.D.C.T.), from which a 1 inch iron pipe found for reference bears South 55 degrees 32 minutes 01 seconds East, a distance of 0.43 feet;

THENCE North 31 degrees 06 minutes 44 seconds West, a distance of 150.00 feet to a 1/2 inch iron rod found for corner in the said Southeast line of Montague Avenue, at the North corner of said George tract;

THENCE North 59 degrees 27 minutes 28 seconds East, with the said Southeast line of Montague Avenue, a distance of 50.00 feet to the PLACE OF BEGINNING and containing 7,500 square feet or 0.17 of an acre of land.