

723
Lending Praxes LLC, a Texas limited liability company, Noteholder
Ghrist Law Firm PLLC (hereinafter "Attorney")

FILED
2025 MAY 13 AM 11:39

Reliance Faith Realty LLC, a Texas limited liability company
600 Strada Circle, Suite 212, Mansfield, Texas 76063

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Sent via first class mail and CMRR # 9489 0178 9820 3039 9609 99 on 05.13.2025

DEPUTY

Reliance Faith Realty LLC, a Texas limited liability company
2009 Clark Trail, Grand Prairie, Texas 75052

Sent via first class mail and CMRR # 9489 0178 9820 3039 9609 75 on 05.13.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Reliance Faith Realty LLC, a Texas limited liability company and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 2024 - 202400222694, 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:

Being Lot 36, in Block Y of Trailwood Addition, Seventh Increment, an Addition to the City of Grand Prairie, Dallas County, Texas, According to the Map thereof Recorded in Volume 78074, Page 848, 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.

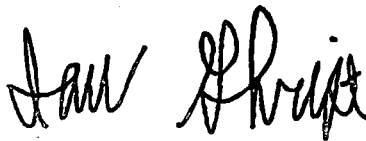
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without 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
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

NOTICE OF FORECLOSURE SALE

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.

Property: The Property described on Exhibit "A" attached hereto and made a part hereof for all purposes (herein the "Property")

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: February 25, 2022

Substitute Trustee:

Kent Davis

Address:

9288 Huntington Square
North Richland Hills, Texas 76182

Grantor: Derrick Gunn

Mortgagee: Jose E. Silva and Katherine Rodriguez (hereafter "Lenders")

Recording Information: Instrument No. 202200063257 of the real property records of Dallas County, Texas.

Legal Description: The Property described on Exhibit "A" attached hereto and made a part hereof for all purposes.


Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: February 22, 2022

Original Principal Amount: \$300,000.00

Makers: Derrick Gunn

Lender: Jose E. Silva and Katherine Rodriguez

FILED
2025 MAY 13 PM 2:49
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY  DEPUTY

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: North Side of the George Allen Courts Building facing 600 Commerce Street, Dallas, Texas below the overhang, or as designated by the County Commissioners.

Sale Date: June 3, 2025

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 AM, or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Beneficiary, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Beneficiary directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Beneficiary to foreclose and sell the property, as described in Beneficiary's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

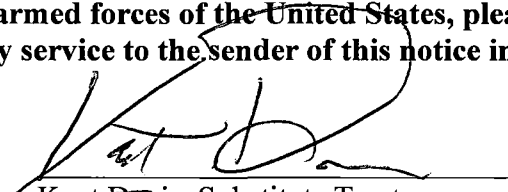
Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law. Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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



Kent Davis, Substitute Trustee

EXHIBIT "A"

Being a portion of Lots 1 and 2, in Block 11 and being a portion of Block A, in the Town of Grand Prairie, Texas, according to the Map recorded in Volume 32, Page 578, Deed Records, Dallas County, Texas, being that tract of land conveyed to Jose E. Silva, a married person, by deed recorded in Instrument Number 20080120639, Deed Records, Dallas County, Texas, (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at an "x" cut found for corner, said corner being in the West line of SW 2nd Street, and being at the Northeast corner of that tract of land conveyed to Texas and Pacific Railroad Company, and being at the Southeast corner of that tract herein described;

THENCE South 86 degrees 09 minutes 01 seconds West, with the North line of said Railroad tract, a distance of 75.00 feet to a pk nail found for corner, said corner being at the Southeast corner of that tract of land conveyed to Wanda O. Cober, by deed recorded in Volume 86019, Page 4802, (D.R.D.C.T.);

THENCE North 03 degrees 50 minutes 59 seconds West, with an East line of said Cober tract, a distance of 90.00 feet to a building corner, said corner being at an ell corner of said Cober tract;

THENCE North 86 degrees 09 minutes 01 seconds East, with a South line of said Cober tract, a distance of 75.00 feet to an "x" cut found for corner, said corner being at the Southeast corner of that tract of land conveyed to Arturo Torres and Gloria Torres, by deed recorded in Instrument Number 201600154351, (D.R.K.C.T.) and being in the West line of the aforesaid SW 2nd Street;

THENCE South 03 degrees 50 minutes 59 seconds East, with the West line of said SW 2nd Street, a distance of 90.00 feet to the POINT OF BEGINNING and containing 6,750 square feet or 0.15 of an acre.

FILED

2025 MAY 13 AM 9:56

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: May 9, 2025

NOTE: Real Estate Lien Note described as follows:

Date: January 19, 2024

Maker: Elliott Real Estate Holdings, LLC,
A Texas Limited Liability Company

Payee: USAM I Fund, LLC,
A Texas Limited Liability Company

Original
Principal
Amount: \$228,800.00

DEED OF TRUST: Deed of Trust described as follows:

Date: January 19, 2024

Grantor: Elliott Real Estate Holdings, LLC,
A Texas Limited Liability Company

Trustee: Steven S. Newsom, Trustee

Beneficiary: USAM I Fund, LLC
A Texas Limited Liability Company

Recorded: Document Number **202400013283**, in the Official Public Records of
Dallas County, Texas.

LENDER: USAM I Fund, LLC,
A Texas Limited Liability Company

BORROWER: Elliott Real Estate Holdings, LLC,
A Texas Limited Liability Company

PROPERTY: The real property described as follows:

See Exhibit "A"

TRUSTEE: John M. Taylor or Cody R. Coughlin,
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S
MAILING**

ADDRESS: 5926 Balcones Drive, Suite 100, Austin, Texas 78731

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

June 3, 2025, the first Tuesday of the month, to commence at **10:00 AM**, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DISGNATED BY THE COUNTY COMMISSIONER'S COURT IN DALLAS COUNTY, TEXAS.**

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

RECITALS


Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of

the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

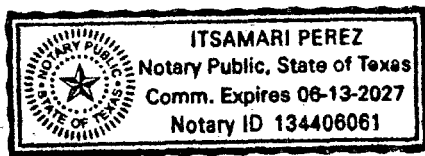
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable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

EXECUTED as of **May 9, 2025.**


Cody R. Coughlin, Trustee
Taylor & Coughlin, PLLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the 9th day of May 2025, by **Cody R. Coughlin** the **Trustee** for the purpose therein stated.




Notary Public, State of Texas

After recording, please return original to:

Taylor & Coughlin, PLLC
5926 Balcones Drive, Suite 100
Austin, Texas 78731

EXHIBIT "A"
Legal Description

BEING a part of Lot 5, Block "L", Grand Prairie Prize Acres, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Map thereof recorded in Volume 15, Page 277, Map Records, Dallas County, Texas (M.R.D.C.T.), being a portion of a tract of land described in deed to Fred E. Curtis and wife, Jo Nell Curtis, recorded in Volume 68114, Page 1229, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 3/8 inch iron rod found for corner in the North line of Nunez Drive, at the Southeast corner of a tract of land described in deed to Christopher M. Hinojosa, a single man, recorded under Instrument No. 201900051966 (D.R.D.C.T.), being the Southwest corner of herein described tract of land;

THENCE North 00 deg. 22 min. 11 sec. West, a distance of 152.50 feet to a 1/2 inch yellow-capped iron rod set for corner in the South line of 15 foot alley right-of-way, at the Northeast corner of said Hinojosa tract;

THENCE North 89 deg. 29 min. 15 sec. East, a distance of 156.90 feet to a magnail set for corner at the intersecting South line of said 15 foot alley right-of-way and the West radial line of Monteleon Street, being the beginning of a curve to the left having a central angle of 19 deg. 16 min. 59 sec., a radius of 418.09 feet, and a chord bearing and distance of South 19 deg. 38 min. 26 sec. West, 140.05 feet;

THENCE Southwesterly along said curve to the left an arc distance of 140.71 feet to a point for corner, being the beginning of a curve to the right having a central angle of 82 deg. 48 min. 56 sec., a radius of 25.00 feet, and a chord bearing and distance of South 50 deg. 00 min. 20 sec. West, 33.07 feet, from which a 1/2 inch iron rod found for reference bears South 09 deg. 57 min. 03 sec. West, a distance of 0.70 feet;

THENCE Southwesterly along said curve to the right an arc distance of 36.14 feet to a 5/8 inch iron rod found for corner;

THENCE South 89 deg. 29 min. 15 sec. West, a distance of 83.51 feet to the PLACE OF BEGINNING and containing 19.092 square feet or 0.44 of an acre of land.

Notice of Substitute Trustee Sale

21336

T.S. #: 25-13666

FILED
2025 MAY 12 PM 4:39

JOHN F. WARREN
COUNTY CLERK

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

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

Date: **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 92, BLOCK C, OF LAKESHORE VILLAGE, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLATS THEREOF RECORDED IN VOLUME 2005137, PAGE 72, MAP RECORDS, DALLAS COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 3/13/2023 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 202300051050 recorded on 3/16/2023 of the Real Property Records of Dallas County, Texas.

7325 VENICE DR UNIT 2
GRAND PRAIRIE TEXAS 75054

Trustor(s): **PARKER & PARKER REAL ESTATE LLC and CHANSONIQUE PARKER** Original Beneficiary: **PARK PLACE FINANCE, LLC**

Current Beneficiary: **U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Trustee of PRPM 2023-NQM2 Trust** Loan Servicer: **Fay Servicing, 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, 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

T.S. #: 25-13666

examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$100,000.00, executed by PARKER & PARKER REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, and payable to the order of PARK PLACE FINANCE, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of PARKER & PARKER REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY to PARKER & PARKER REAL ESTATE LLC and CHANSONIQUE PARKER. U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Trustee of PRPM 2023-NQM2 Trust 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.

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

U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Trustee of PRPM 2023-NQM2 Trust
c/o Fay Servicing, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234
1 (800) 495-7166

T.S. #: 25-13666

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 MAY 12 AM 11:43

THE STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

KNOW ALL MEN BY THESE PRESENTS:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

WHEREAS, on February 8, 2023, **Texas Outdoorliving & Remodeling LLC** ("Grantor"), executed and delivered a Deed of Trust (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the herein below described property to secure **Prosperity Bank** in the payment of all indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Instrument No. 2002300024140, in the Official Public Records of Real Property of Dallas County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon and Payton Hreha** any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I, **L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash,

on Tuesday, June 3, 2025. The earliest time at which the sale will occur shall be at 10:00 o'clock A.M. and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the area on the North side of the George Allen Courts Building facing Commerce Street Dallas, Dallas County, Texas, or any other area which has been designated by the Dallas County Commissioner's Court as the area for foreclosures to take place. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto and all Personal Property (as defined in the Deed of Trust):

Lot 407, Burbank Gardens, Second Unit, an addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 109, Map Records of Dallas County, Texas.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

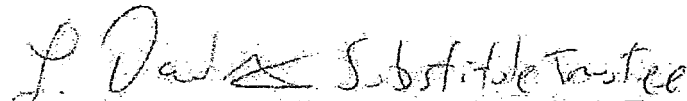
NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:

L. David Smith, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon and Payton Hreha

c/o L. David. Smith
2618 Kittansett Circle
Katy Texas 77450
Telephone: (281)788-3666
Email: ldslaw7@gmail.com

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.

Dated this 9th day of May, 2025.



L. David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy Texas 77450
Telephone: (281) 788-3666
Email: ldslaw7@gmail.com

FILED

2025 MAY 12 AM 11:30

Notice of Substitute Trustee's Sale

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

Date: May 6th, 2025

Substitute Trustee: Luke Hammond

2247 Central Drive

Bedford, Texas 76021

Appointed by written instrument dated May 6th, 2025, and recorded or to be recorded in the official public records of Dallas, Texas.

Mortgagee: Capital Plus Financial, LLC

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 806 NE 32nd St Grand Prairie, TX 75050

Note Amount: 119000.00

Deed of Trust

Date: 12/27/2016

Borrower: Felix Ruano Menendez and wife, Ada Martina Argueta Romero, with her joining herein to perfect the security interest but not to otherwise be liable.

Mortgagee: CP Originations, Ltd. , and further assigned to, Capital Plus Financial, LLC

Recording Instrument #: 201600359812

Assignment Instrument #: 201700001512

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Dallas


Date of Sale: June 3rd, 2025, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is **10:00 am**, Dallas, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: The Sale(s) takes place on the North Side of the George Allen Courts Building facing 600 Commerce Street Below the overhang, or as designated by the County Commissioners.

Luke Hammond is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for the satisfaction of the Note.

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" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property .



Luke Hammond

AFTER RECORDING RETURN TO:

Capital Mortgage Servicing, LLC

2247 Central Dr. STE 200

Bedford, TX 76021

817.656.5153

"EXHIBIT A"

806 NE 32nd St Grand Prairie, TX 75050

Property (including any improvements): Being Lot 1-B and the south 4.5 feet of Lot 1-C, Block F, of Revision of Lot 1, Block F of BURBANK GARDEN ADDITION, an addition to the City of Grand Prairie, Dallas County, Texas, according to the map or plat thereof recorded in Volume 42, Page 245, of the Map Records, Dallas County, Texas.