

1/3
AFTER RECORDING, RETURN TO:
Miller Mentzer Walker, P.C.
P. O. Box 130
Palmer, Texas 75152

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF ELLIS

§
§
§

2025 MAY 13 PM 1:09
FILED
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

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

TRACT I:

Being a tract of land situated in the M.M. MILLER SURVEY, ABSTRACT NO. 874, City of Lancaster, Dallas, Texas, and being all of that certain tract of land referred to as Tract II in the land conveyed to Centre National Bank-Farmers Branch by Substitute Trustee's Deed recorded in Volume 87142, Page 2163, Deed Records, Dallas County, Texas, and being more particularly described on Exhibit "A", attached hereto and made a part hereof for all purposes.

TRACT II:

Being a tract of land situated in the M.M. MILLER SURVEY, ABSTRACT NO. 874, City of LANCASTER, DALLAS County, Texas, and being all of that certain tract of land referred to as Tract I in the land conveyed to Centre National Bank-Farmers Branch by substitute Trustee's Deed recorded in Volume 87142, Page 2163, Deed Records, DALLAS County, Texas, and being more particularly described on Exhibit "A", attached hereto and made a part hereof for all purposes.

Save and except from Tracts I and II:

Being all that certain lot, tract, or parcel of land situated in the M. M. Miller Survey, Abstract No. 874 in the City of Lancaster, Dallas County, Texas, and being a portion of a called 7.7936 Acre Tract I and a portion of a called 0.9947 Acre Tract II as recorded in Dallas County Clerk Instrument Number 201000099041, and being more particularly described on Exhibit "A", attached hereto and made a part hereof for all purposes.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is that Deed of Trust 1 being recorded on June 24, 2015, in Instrument No. 201500164279, Official Public Records, Dallas County, Texas, subject to Partial Release of Lien executed June 19, 2015, and recorded in Instrument No. 201500164279, Official Public Records, Dallas County, Texas, as modified by Renewal, Extension and Modification Agreement dated September 20, 2019, recorded in Instrument No. 201900269757, Official Public Records, Dallas County, Texas; and Deed of Trust 2 being recorded on September 5, 2017, in Instrument No. 201700249181, Official Public Records, Dallas County, Texas, subject to Renewal, Extension and Modification Agreement dated

September 20, 2019, recorded in Instrument No. 201900269757, Official Public Records, Dallas County, Texas; as modified by Substitution of Trustee naming Chad R. Newsom as the substituted trustee, recorded February 6, 2020, in/under document # 202000036536, of the Official Public Records of Dallas County, Texas; as modified by Renewal, Extension and Modification Agreement dated December 31, 2021, recorded in/under document #202200065185; as modified by Partial Release of Lien, dated January 17, 2025, recorded in/under document #202500014001, of the Official Public Records of Dallas County, Texas.

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

Date of Sale: June 3, 2025

Time of Sale: Will begin at 10:00 A.M. or not later than three (3) hours after that time. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Place of Sale: North Side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, facing Commerce Street, below the overhang, or as designated by the County Commissioner's Office.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

Pursuant to the Deed of Trust, the beneficiary has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or sell all or only part of the Property.

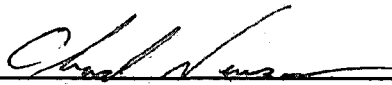
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation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

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the 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.

5. **Type of Sale.** The sale is a nonjudicial deed of trust lien (and security interest) foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and/or security agreement contained therein.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Real Estate Lien Note dated June 9, 2015, in the original principal amount of \$690,317.38, made by NOVANDA PROPERTIES, INC., payable to the order of COMMERCIAL STATE BANK, and renewals, extensions, and additional future advances as contemplated therein. COMMERCIAL STATE BANK is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

7. **Default and Request to Act.** Lender has appointed Chad R. Newsom as Substitute Trustee pursuant to Appointment of Substitute Trustee dated February 6, 2020, and filed in the Official Public Records of Dallas County, Texas. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that before the sale the Beneficiary may appoint another person substitute trustee to conduct the sale.


CHAD R. NEWSOM, Substitute Trustee
Commercial State Bank
P.O. Box 820, 1045 I-45 N.
Palmer, Texas 75152
972-845-3000

STATE OF TEXAS)
)
COUNTY OF ELLIS)

This instrument was acknowledged before me on the 12th day of May, 2025, by CHAD R. NEWSOM as Substitute Trustee.

Angel Dixon
Notary Public, State of Texas

My Commission Expires:

1-6-2027

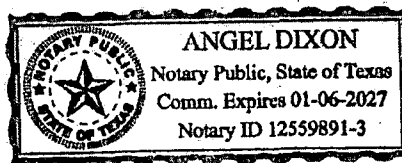


EXHIBIT "A"

TRACT I:

BEING a tract of land situated in the M.M. MILLER SURVEY, ABSTRACT NO. 874, City of Lancaster, Dallas, Texas, and being all of that certain tract of land referred to as Tract II in the land conveyed to Centre National Bank-Farmers Branch by Substitute Trustee's Deed recorded in Volume 87142, Page 2163, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the northerly line of Stanford Drive (a 50' right-of-way) and the Westerly line of State Highway 342, said point also being the Southeast corner of a tract of land conveyed to Kerr-McGee Refining Corporation by deed recorded in Volume 75202, Page 303, Deed Records, Dallas County, Texas;

THENCE South 70 degrees 09 minutes 00 seconds West, a distance of 125.00 feet along the Northerly line of Stanford Drive to a 5/8 inch iron rod for the Point of Beginning;

THENCE continuing along said Northerly line of Stanford Drive South 70 degrees 09 minutes 00 seconds West, a distance of 333.06 feet to a 1/2 inch iron rod for corner, said point being in the Easterly line of a 15 foot alley;

THENCE (recorded North 19 degrees 31 minutes 00 seconds West, measured North 19 degrees 51 minutes 00 seconds West), a distance of 971.87 feet along said Easterly line of a 15 foot alley to a 1/2 inch iron rod for corner, said point being in the Southerly line of Wintergreen Road;

THENCE South 89 degrees 25 minutes 00 seconds East, a distance of 285.05 feet along said Southerly line of Wintergreen Road to a 1/2 inch iron rod for corner;

THENCE South 19 degrees 51 minutes 27 seconds East, a distance of 269.84 feet to a 1/2 inch iron rod for corner;

THENCE North 70 degrees 08 minutes 33 seconds East, a distance of 190.91 feet to a 1/2 inch iron rod for corner on a curve, said point being in the Westerly line of S.H. 342;

THENCE in a Southeasterly direction along said Westerly line of S.H. 342 with a curve to the right, having a radius of 5670.00 feet, a central angle of 00 degrees 01 minute 28 seconds and a chord which bears South 19 degrees 51 minutes 23 seconds East;

THENCE along said curve to the right, a distance of 2.42 feet to a 1/2 inch iron rod for the end of said curve;

THENCE South 19 degrees 51 minutes 00 seconds East, a distance of 425.13 feet along said Westerly line of S.H. 342 to a 5/8 inch iron rod at the Northeast corner of said Kerr-McGee Tract;

THENCE South 70 degrees 09 minutes 00 seconds West along the North line of said Kerr-McGee Tract, a distance of 125.00 feet to a 5/8 inch iron rod for corner;

THENCE South 19 degrees 51 minutes 00 seconds East, along the west line of said Kerr-McGee Tract, a distance of 175.00 feet to the Point of Beginning and Containing 339,488.97 square feet or 7.7936 acres of land, more or less.

TRACT II;

BEING a tract of land situated in the M.M. MILLER SURVEY, ABSTRACT NO. 874, City of LANCASTER, DALLAS County, Texas, and being all of that certain tract of land referred to as Tract I in the land conveyed to

Centre National Bank-Farmers Branch by substitute Trustee's Deed recorded in Volume 87142, Page 2163, Deed Records, DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod for corner at the most Northerly point of a corner clip at the intersection of the Southerly line of Wintergreen Road (a variable width right-of-way) and the Westerly line of State Highway 342;

THENCE South 55 degrees 30 minutes 29 seconds East, a distance of 82.91 feet along said corner clip to a 1/2 inch iron rod for corner, said point being in the Westerly line of S.H. 342;

THENCE in a Southeasterly direction along the Westerly line of S.H. 342, with a curve to the right having a radius of 5670.00 feet, a central angle of 01 degrees 31 minutes 00 seconds, and a chord which bears South 20 degrees 37 minutes 58 seconds East;

THENCE along said curve to the right, a distance of 150.10 feet to a 1/2 inch iron rod for corner for the end of said curve;

THENCE South 70 degrees 08 minutes 33 seconds West, a distance of 100.91 feet to a 1/2 inch iron rod for corner;

THENCE North 19 degrees 51 minutes 27 seconds West, a distance of 269.64 feet to a 1/2 inch iron rod for corner, said point being the Southerly line of Wintergreen Road;

THENCE South 89 degrees 25 minutes 00 seconds East, a distance of 150.00 feet along the Southerly line of Wintergreen Road to the **POINT OF BEGINNING** and containing 43,328.18 square feet or 0.9947 acres of land, more or less.

Save and except from Tracts I and II;

BEING all that certain lot, tract, or parcel of land situated in the M. M. Miller Survey, Abstract No. 874 in the City of Lancaster, Dallas County, Texas, and being a portion of a called 7.7936 Acre Tract I and a portion of a called 0.9947 Acre Tract II as recorded in Dallas County Clerk Instrument Number 201000099041, and being more particularly described as follows:

BEGINNING at a 1/2" steel rod set for the northeast corner of this tract in the east line of said 0.9947 acre tract and in the west line of STATE HIGHWAY 342, a variable width public right of way, also known as N. DALLAS AVENUE, and being in a clockwise curve having a radius of 5670.00 feet, said rod bears Northerly, 5.50 feet along the arc of said curve from the southeast corner of said 0.9947 acre tract and the southerly northeast corner of said 7.7936 acre tract;

THENCE along the west line of said N. DALLAS AVENUE as follows:

Southerly, 7.92 feet along the arc of said curve (Long Chord=S 21°32'30" E, 7.92 feet) to a 5/8" steel rod found in the east line of said 7.7936 acre tract;

S 21°26'15" E, 277.35 feet along the east line of said 7.7936 acre tract to a '+' mark set in concrete for the southeast corner of this tract;

THENCE through said 7.7936 acre tract as follows:

S 68°29'59" W, 242.21 feet to a '+' mark set in concrete for the southwest corner of this tract;

N 21°30'00" W, 285.47 feet to a '+' mark set in concrete for the northwest corner of this tract;

N 68°32'46" E, passing at 51.55 feet the northerly east line of said 7.7936 acre tract and the west line of said 0.9947 acre tract, in all, 242.50 feet to the **POINT OF BEGINNING** and containing approximately 69,163 square

feet or 1.588 acres of land.

SAVE AND EXCEPT FROM TRACTS I AND II:

Being a tract of land situated in the M.M. Miller Survey, Abstract No. 874, City of Lancaster, Dallas County, Texas, and being that tract of land conveyed to Novanda Properties, Inc., a Texas corporation, known as Tract 2, by deed recorded in Instrument Number 201000099041, Deed Records, Dallas County, Texas, (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the Southwest line of N. Dallas Avenue, and being at the Northeast corner of that tract of land conveyed to Victron Stores, LP. A Texas limited partnership, known as Tract 1, by deed recorded in Instrument Number 202000260076, (D.R.D.C.T.) and being at the Southeast corner of that tract of land herein described;

THENCE South 68 degrees 32 minutes 45 seconds West, with the Northwest line of said Victron tract, a distance of 226.99 feet to a point for corner, said corner being at the Northwest corner of said Tract 1, Victron tract, and being in the East line of that tract of land conveyed to Novanda Properties, a Texas Corporation, by deed recorded in Instrument Number 201000099041, (D.R.D.C.T.);

THENCE North 21 degrees 30 minutes 12 seconds West, with the East line of said Novanda tract, a distance of 285.42 feet to a point for corner, said corner being in the South line of W. Wintergreen Road;

THENCE South 89 degrees 25 minutes 01 seconds East, with the South line of said W. Wintergreen Road, a distance of 192.72 feet to a point for corner;

THENCE South 55 degrees 30 minutes 30 seconds East, a distance of 82.91 feet to a point for corner, said corner being in the aforesaid Southwest line of N. Dallas Avenue, from which a 1/2 inch iron rod found bears North 28 degrees 18 minutes 52 seconds East, 0.42 for reference, said point being in a curve to the left, having a central angle of 1 degrees 27 minutes 34 seconds, a radius of 5670.00 feet, a chord bearing and distance of South 22 degrees 18 minutes 42 seconds East, 144.44 feet;

THENCE in a Southeasterly direction, with said curve to the left, an arc distance of 144.44 feet to the POINT OF BEGINNING and containing 52,994 square feet or 1.22 acres of land.

SAVE AND EXCEPT FROM TRACTS I AND II:

Lots 3 and 4, Block A, CEDAR SHELL ADDITION, an addition to the City of Lancaster, Dallas County, Texas, according to the plat thereof recorded in/under cc# 201700081380, Plat Records, Dallas County, Texas.

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 29TH day of SEPTEMBER, 2022, MIGUEL RODRIGUEZ PALACIOS and BEATRIZ BELLO ADAME, executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure C & S LOWE PROPERTIES, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 202200260631, 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, 600 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:

LOT 2, BLOCK P, OF LANCASTER HILLS ADDITION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 70226, PAGE 2398, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 2605 ARLINGTON LANE, LANCASTER, TEXAS.

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


DARRIN W. STANTON, TRUSTEE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY 

2025 MAY 13 AM 11:23

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 6TH day of JUNE, 2022, MIGUEL RODRIGUEZ PALACIOS executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure C & S LOWE PROPERTIES, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 202200157294 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, 600 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:

LOT 16, BLOCK 3, FIRST INSTALLMENT OF PEBBLEBROOK ADDITION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 71036, PAGE 2839, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 1330 WILLOWBROOK, LANCASTER, TEXAS.

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


DARRIN W. STANTON, TRUSTEE

BY  DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2025 MAY 13 AM 11:23

FILED
MAY 13 2025
DALLAS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 6TH day of JANUARY, 2023, CARLOS RODRIGUEZ PALACIOS and EFIGENIA HERNANDEZ BETANCURT, executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure C & S LOWE PROPERTIES, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 202300003895, 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, 600 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:

LOT 44, BLOCK N, OF LANCASTER HILLS ADDITION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 70226, PAGE 2398, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 2654 PRINCETON DRIVE, LANCASTER, TEXAS.

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


DARRIN W. STANTON, TRUSTEE

2025 MAY 13 AM 11:24
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY 