


NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Note:

Date: November 14, 2016
Borrower(s): Raul Barba Garza
Payee: Avocet Ventures, L.P.
Original Principal Amount: \$108,000.00

2025 MAY -9 PM 4:17
FILED
BY  JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
REPUTY

Deed of Trust:

Date: November 14, 2016
Grantor(s): Raul Barba Garza and Susana M. Luna Torres
Trustee: Michael H. Patterson
Recorded in: Document Number 201600321532, Dallas County, Texas

Property:

Lot 29, Block 11, EDMONT PARK ADDITION, FIFTH INSTALLMENT, an addition to the City of Mesquite, Dallas County, Texas, according to the replat thereof recorded in Volume 45, Page 89, Map Records, Dallas County, Texas.

which currently has the address of

**1215 Athens Dr
Mesquite, Texas 75149**

Present Owner of Promissory Note(s) and Beneficiary under Deed of Trust:

Avocet Ventures, L.P.

Information regarding the public sale to be held:

Substitute Trustee: John T. Easter, Jeffrey V. Leaverton, Christopher V. Arisco, or Wesley W. McCutcheon
Substitute Trustee
Padfield & Stout, LLP
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102

Appointed by written instrument and recorded or to be recorded in the Official Public Records of Dallas County, Texas.

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

Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Dallas, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: George Allen Courts Building, 600 Commerce Street, Suite 103, Dallas, TX 75202 at the following location: North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as designated by the County Commissioners.

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Avocet Ventures, L.P. appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash 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 Avocet Ventures, L.P. make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



Wesley W. McCutcheon, Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS

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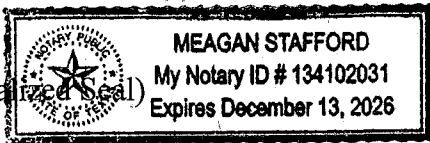
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COUNTY OF TARRANT

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This instrument was acknowledged before me on May 9, 2025 by Wesley W. McCutcheon, in his capacity as Substitute Trustee.

(Personalized Seal)



Meagan Stafford
Notary Public, in and for the State of Texas

Please Return File-Stamped Copy to:

Padfield & Stout, LLP
Attn: Wesley W. McCutcheon
100 Throckmorton Street, Suite 700
Fort Worth, Texas 76102

FILED

2025 MAY -8 AM 10:26

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY TJD DEPUTY

STATE OF TEXAS §

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COUNTY OF DALLAS §

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Dallas County, Texas and more fully described as:

3104 Silver Creek Drive, Mesquite, TX 75181; a/k/a

Lot 45, Block "A", Pecan Creek, Phase 3, an Addition to the City of Mesquite, Dallas County, Texas, according to the Map or Plat thereof, recorded in Volume 2001236, Page 86, Map Records, Dallas County, Texas;

2. **Owner(s):** Courtney Calip

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

Date: Tuesday, June 3, 2025

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Dallas County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

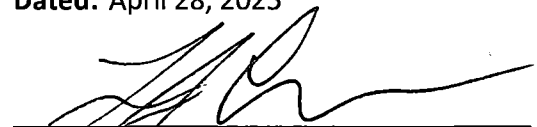
5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Pecan Creek (Mesquite) Homeowners' Association, Inc. for the failure of the above-referenced owner(s) to pay

assessments and related charges again the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$7,858.14, as of April 28, 2025.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: April 28, 2025



**Jack Manning, Casey Meyers, Lance Erickson,
Philip Traynor, Shannon Gonzales, and
Ivonne Saldaña, Attorneys & Substitute
Trustees**

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – Telephone
(214) 821-3800 – Facsimile

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.

FILED

2025 MAY -8 AM 10:26

STATE OF TEXAS §
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COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY JH DEPUTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Dallas County, Texas and more fully described as:

3708 Gannet Drive, Mesquite, TX 75181; a/k/a

Lot 3, in Block D, of Falcons Lair - Phase 4A, an Addition to the City of Mesquite, Dallas County, Texas, according to the Map thereof recorded in Volume 2003047, Page 1, of the Map Records of Dallas County, Texas;

2. **Owner(s):** Awa Sow a/k/a Ana Sow & Mouhamed Tidiane Dieye

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

Date: Tuesday, June 3, 2025

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Dallas County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Hillside at Falcon's Lair Homeowner's Association, Inc. for the failure of the above-referenced owner(s) to pay assessments

and related charges again the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$6,113.00, as of April 29, 2025.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: April 30, 2025



Jack Manning, Casey Meyers, Lance Erickson,
Philip Traynor, Shannon Gonzales, and
Ivonne Saldaña, Attorneys & Substitute
Trustees

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 — Telephone
(214) 821-3800 — Facsimile

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.

FILED

2025 MAY -7 AM 11:10

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Notice of Foreclosure Sale

May 7, 2025

Deed of Trust

Dated: December 21, 2001

Grantor: Adulfo Javier Jimenez and Maria del Carmen Sosa

Trustee: Linda J. Braga

Lender: Joes Joseph

Recorded in: Volume 2001007, Page 01223, Deed of Trust Records, Dallas County, Texas

Legal Description: Being Lot 12, Block 4 of CASA VIEW HEIGHTS NO. 18, FIRST INSTALLMENT, an Addition to the City of Mesquite, Dallas County, Texas, according to the Map thereof recorded in Volume 36, Page 25 of the Map Records of Dallas County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$67,900.00, executed by Adulfo Javier Jimenez and Maria del Carmen Sosa ("Borrower") and payable to the order of Lender.



Substitute Trustee: Dennis F. Houfek

Substitute Trustee's
Address: P.O. Box 260326, Plano, Texas 75026

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: North side of George Allen Courthouse facing Commerce Street below the overhang.

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.

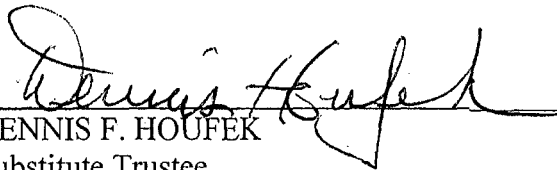
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and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



DENNIS F. HOUFÉK
Substitute Trustee

This Notice of Foreclosure Sale is posted in substitution for and replacement of that certain Notice of Foreclosure Sale posted at the Dallas County Courthouse April 25, 2025 that by typographical error stated the date of sale to be June 4, 2025.