

10

Texan Modern Properties, LLC, a Texas limited liability company as 18 % senior interest Chris Coletti, legal owner via non-trust custodial ROTH IRA with AET as Buyer of an undivided 5.31% senior interest (\$17,493.52), and David Webb, legal owner via non-trust custodial IRA with AET as Buyer of an undivided 3.02% senior interest (\$9,951.64), and Caleb Hudson, legal owner via non-trust custodial IRA with AET as Buyer of an undivided 3.91 % senior interest (\$12,882.52), and Jose F Arau and Anabela Avelas Arau, Trustees of the Ribeiro-Arau Living Trust dated August 3, 2012, and any amendments thereto as Buyer of an undivided 6.07% senior interest (\$20,000.00), and Gerald and Cathy Maiques 2014 Trust as Buyer of an undivided 7.59% senior interest (\$25,000.00), and Antoinette Maiques, legal owner via non-trust custodial IRA with AET as Buyer of an undivided 7.59% senior interest (\$25,000.00), and Susan Laws, legal owner via non-trust custodial IRA with AET as Buyer of an undivided 9.11 % senior interest (\$30,000.00), and Neil Tanner as Buyer of an undivided 22.78% senior interest (\$75,000.00), and Marcos A. Lavrador as Buyer of an undivided 7.59% senior interest (\$25,000.00), and Philip Senger, legal owner via non-trust custodial IRA account with AET as Buyer of an undivided 9.03% senior interest, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Eric Gomez

Olivana Gomez

2983 Amber Lane Farmers Branch, TX 75234

Sent via first class mail and CMRR # 9489 0178 9820 3039 9609 13 on 05.13.2025

2025 MAY 13 AM 11:39
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

Eric Gomez

Olivana Gomez

1910 Westmoreland Rd., Glenn Heights, TX 75154

Sent via first class mail and CMRR # 9489 0178 9820 3039 9609 37 on 05.13.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Eric Gomez and Olivana Gomez 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 202000173148, 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 a tract of land situated in the William Rawlins Survey, Abstract No. 1205 said tract being a 5.0001 acre tract conveyed by deed to Roy Lee Clemmons, Jr. from Everett L. Trees, et ux, recorded in Volume 83067, Page 2654, Deed Records of Dallas County, Texas, and being more particularly described as follows: Beginning at an iron pipe found for corner in the East line of Westmoreland Road, same being the Southwest corner of said Clemmons tract, and the Northwest corner of a tract of land conveyed to M.A. Dills on October 16, 1964; THENCE North 0° 51' 54" West, along the East line of Westmoreland Road, a distance of 168.86 ft. to an "X" cut for corner in concrete drive, same being the Northwest corner of said Clemmons tract, and the Southwest corner of a 5.000 acre tract of land conveyed to T. Waits, recorded in Volume 83067, Page 2650, Deed Records of Dallas County, Texas; THENCE East, leaving the East line of Westmoreland Road and along the South line of said Waits tract, a distance of 1,290.00 ft. to an iron rod found for corner, same being the Southeast corner of said Waits tract and the Northeast corner of said Clemmons tract; THENCE South 0° 51' 54" East, leaving the Southeast corner of said Waits tract and along the East line of said Clemmons tract, a distance of 168.86 ft. to an iron rod found for corner on the North line of said Dills tract; THENCE West, along the North line of said Dills tract and the South line of said Clemmons tract, a distance of 1,290.00 ft. to the Point of Beginning and containing 5.0001 acres (217,805 Sq. Ft.) of land, more or less. Commonly known as: 1910 Westmoreland Road, Glenn Heights, Texas 75154

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.

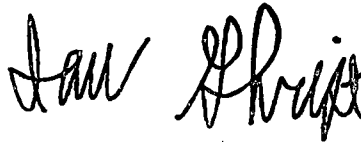
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS

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.

A handwritten signature in black ink, appearing to read "Ian Ghrist".

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

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FILED

NOTICE OF ASSESSMENT LIEN SALE

2025 MAY 14 AM 11:29

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, on or about July 26, 2022, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Marcus Richardson, the present owner of said real property, to Hampton Meadows Home Owners Association (the "Association"); and

WHEREAS, the said Marcus Richardson has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, June 3, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot Thirty-one (31), Block A, Hampton Meadows Phase 2B, a Subdivision of Dallas County, Texas, according to that certain final plat of Hampton Meadows Phase-2B, recorded on February 21, 2020 as Document No. 202000050763 of the Official Public Records of Dallas County, Texas (1516 Kinglet Street)

WITNESS my hand this 13th day of May, 2025

HAMPTON MEADOWS HOME OWNERS
ASSOCIATION

By: Jason R. Reed

Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

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

John F. Warren

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

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2025 MAY 14 AM 11:30

COUNTY OF DALLAS

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, on or about March 18, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Chiara Granado and David J. Azua, the present owners of said real property, to Preston Oaks Crossing Condominium Association (the "Association"); and

WHEREAS, the said Chiara Granado and David J. Azua have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, June 3, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit N-3, Building N, of Preston Oaks Crossing Condominiums, a Condominium created pursuant to the Condominium Declaration and Map recorded in Volume 81061, Page 2401, Condominium Records of Dallas County, Texas; as affected by Amendments filed 04/21/1981, recorded in Volume 81078, Page 257, filed 01/28/1982, recorded in Volume 82020, Page 1045, Filed 03/01/1982, recorded in Volume 82042, Page 3394, Real Property Records, Dallas County, Texas; and also Supplemented by Supplementary Declaration and Master Deed filed 01/13/1982, recorded in Volume 82010, Page 2339, Real Property Records, Dallas County, Texas, together with an undivided interest, appurtenant to the Residential Unit, in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit (5626 Preston Oaks Road 15D)

WITNESS my hand this 12th day of May, 2025

PRESTON OAKS CROSSING CONDOMINIUM
ASSOCIATION

By: [Signature]
Jason R. Reed, Substitute Trustee

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENT

WHEREAS, by Deed of Trust, dated **MARCH 9, 2022**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202200077327** of the Deed Records of **DALLAS** County, Texas, executed by **ADLO ENTERPRISES LLC**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

LOT 13, IN BLOCK 16/6017, OF GLENVIEW ADDITION NO. 18, A SUBDIVISION IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 40, PAGE 133 OF MAP RECORDS OF DALLAS COUNTY, TEXAS.

aka: 5271 Pennridge Ln., Dallas, TX 75241.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$140,500.00** executed by **ADLO ENTERPRISES LLC**, and made payable to First Funding Investments, Inc.

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

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

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

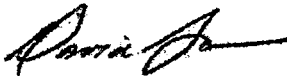
5271 Pennridge Ln., Dallas, TX 75241.

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

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

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

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



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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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2025 MAY 13 PM 12:07

COUNTY OF DALLAS

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DEED OF TRUST:

Date: March 25, 2022
Grantor: Alex Jin Tang Hui and Hannah Trotman
Original Beneficiary: Cadence Bank
Trustee: Charles J. Pignuolo
Recording Info: Clerk's File No. 202200085989 of the Real Property Records of Dallas County, Texas

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

CURRENT BENEFICIARY: Cadence Bank

SUBSTITUTE TRUSTEE: David Garvin and/or Jeff Benton and/or Brandy Bacon and/or Michelle Schwartz and/or Guy Wiggs and/or David Stockman and/or Donna Stockman and/or Janet Pinder and/or Jamie Dworsky and/or Angela Cooper and/or Kelly Goddard and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

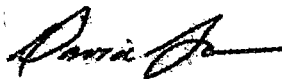
PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

DATE OF SALE: Tuesday, June 3, 2025
TIME OF SALE: No earlier than 11:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Dallas County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Dallas County Courthouse, or, if there is no such entrance, then at the west wall of the Dallas County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described herein above, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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: May 12, 2025



David Garvin and/or Jeff Benton and/or Brandy Bacon and/or Michelle Schwartz and/or Guy Wiggs and/or David Stockman and/or Donna Stockman and/or Janet Pinder and/or Jamie Dworsky and/or Angela Cooper and/or Kelly Goddard and/or Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

EXHIBIT "A"

Being the following real property of THE WOODS ON PARK LANE, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 82073, Page 1140, Condominium Records of Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unit described below, in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit "C" attached to the Declaration:

Residential Unit: Unit 721, Building G

STATE OF TEXAS

COUNTY OF DALLAS

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FILED
2025 MAY 13 AM 10:34

JOHN E. WARREN
COUNTY CLERK
BY JTB DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property: See "Exhibit A"
Street Address: 5975 Shannon Road, Mesquite, TX 75181

County: Dallas County, Texas

Note: **Date:** September 25, 2023
Original Principal Amount: THREE HUNDRED EIGHTY-SEVEN THOUSAND, AND NO/100 DOLLARS (\$387,000.00)

Borrowers: Jose Guadalupe Cazarez Meza
Original Lender: Pixel Mortgage LLC, a Texas limited liability company
Current Lender: WillFull Properties, LLC, a Texas limited liability company
Maturity Date: October 1, 2053

Deed of Trust: **Date:** September 25, 2023
Grantor: Jose Guadalupe Cazarez Meza
Original Mortgagee: Pixel Mortgage LLC, a Texas limited liability company
Current Mortgagee: WillFull Properties LLC, a Texas limited liability company
Trustee: Jonathan Towell
Recording Information: Document No 202300197449 Real Property Records of Dallas County, Texas

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

Time of Sale: 10:00 am, and no later than 3 hours after that time

Place of Sale: North side of the George Allen Courts Building Facing Commerce Street or at the place(s) designated by the Dallas County Commissioners Office pursuant to Texas Property Code § 51.002(a)

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.

Appointment of Substitute Trustee Willfull Properties, LLC a Texas limited liability company as Mortgagee has appointed Carter Bowers, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon and/or Payton Hreha as Substitute Trustee under the Deed of Trust for purposes

of this sale. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

Terms of Sale. Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." 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. If the Lender for any reason postpones, withdraws, or reschedules the sale, the Substitute Trustee need not appear at the date, time, and place of the scheduled sale to announce such 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 and/or Texas Business and Commerce Code. Such reposting or refiling may be after the date originally scheduled for this sale. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

GIBSON & SHEEN, PLLC
13914 Indiana Ave., Suite 100
Lubbock, TX 79423
Telephone: (806) 696-3302
carter@wtxlawyers.com

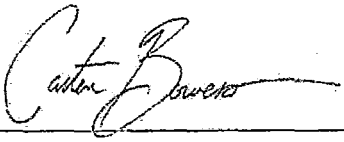
By: 
Carter Bowers
Attorney at Law
Substitute Trustee

Exhibit A

Being a tract of land in the Samuel Haught Survey, Abstract No. 567, Dallas County, Texas, and being a tract of land described in deed to Miguel Vargas, by deed recorded in Instrument Number 201400200638, 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, being in the being in the Southwest line of Shannon Road and being at the Southeast corner of a tract of land described in deed to Johnny Noska and Elizabeth Noska, husband and wife, by deed recorded in Volume 2003185, Page 3699, (D.R.D.C.T.) and being at the Northeast corner of that tract herein described;

THENCE South 15 degrees 40 minutes 16 seconds East, a distance of 179.87 feet to a 3/8 inch iron rod found for corner, being at the North corner of a tract of land described in deed to said Miguel Vargas, also known as Tract I;

THENCE South 66 degrees 58 minutes 54 seconds West, a distance of 565.63 feet to a point for corner, being at an East corner of a tract of land described in deed to Donald Bishop, by deed recorded in Volume 92163, Page 3229, (D.R.D.C.T.);

THENCE North 62 degrees 37 minutes 13 seconds West, a distance of 21.80 feet to a point for corner;

THENCE North 13 degrees 22 minutes 13 seconds West, a distance of 48.30 feet to a point for corner;

THENCE North 48 degrees 22 minutes 13 seconds West, a distance of 92.70 feet to a point for corner;

THENCE North 21 degrees 27 minutes 47 seconds East, a distance of 58.50 feet to a point for corner;

THENCE North 35 degrees 07 minutes 47 seconds East, a distance of 135.20 feet to a point for corner;

THENCE North 15 degrees 22 minutes 13 seconds West, a distance of 35.50 feet to a point for corner, being at the Southwest corner of the aforesaid Noska tract;

THENCE North 80 degrees 58 minutes 50 seconds East, a distance of 488.07 feet to the PLACE OF BEGINNING and containing 140,534 square feet or 3.23 acres of land.

FILED

Notice of Foreclosure Sale
(Including Appointment of Substitute Trustee)

2025 MAY 12 PM 1:24
JOHN F. WARREN
COUNTY CLERK KC

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

Construction Deed of Trust ("Deed of Trust"):

Dated: February 11, 2022

Grantor: Kendallwood Drive, LLC

Trustee: Marcus Channing Morris

Lender: First Financial Bank

Recorded in: Official Records of Dallas County, Texas as Instrument Number 202200046497

Secures: Promissory Note ("Note") in the original principal amount of \$1,001,384.00, 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 according to the Plat thereof recorded in Volume 45, Page 119 of the Public 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.

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 MORTGAGEE SERVICER.

May 12, 2025.

First Financial Bank

By: _____

Name: Marcus Morris

Title: CEO - Chisholm Trail

Mark S. Zachary, Substitute Trustee

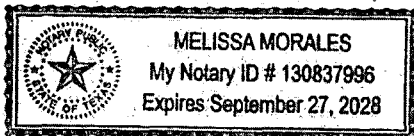
STATE OF TEXAS

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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

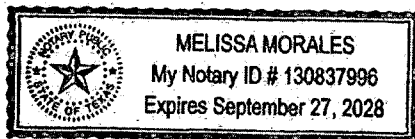
STATE OF TEXAS

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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 AM 11:25

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MM DEPUTY

TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

§

WHEREAS, On March 21, 2023, Star Line Group Texas LLC executed and delivered a certain Deed of Trust (hereinafter "Deed of Trust") conveying to John Davenport, Trustee, the real estate hereinafter described to secure Ceasons Holdings, LLC in the payment of the debt described in said Deed of Trust and filed for record in the Real Property Records of Dallas County, Texas, under Clerk's File No. 202300054657; and

WHEREAS, there has been a default in the payment of the note described in said Deed of Trust; and Ceasons Holdings, LLC, the Note has been accelerated, and the beneficiary and owner of the aforesaid note, has requested that I enforce the sale provisions of the Deed of Trust;

NOW, THEREFORE, I, John Davenport, Trustee, whose address is 16818 Dallas Parkway, Dallas, Texas 75248, hereby give notice that I will, after due posting and filing of this notice as required by such Deed of Trust and the law, sell at the public venue to the highest bidder or bidders, for cash or cashier's check in form and substance acceptable to me at the base of the courthouse steps on the north side of the George Allen Courts Building facing Commerce Street below the overhang at 600 Commerce St, Dallas, Texas, the area designated in Dallas County by the Dallas County Commissioners as the place in which to hold real property foreclosures sales in Dallas County, the county in which said property is located, between 1:00 p.m. and 4:00 p.m. on **Tuesday, June 3, 2025**, the real property so described in and covered by the aforesaid Deed of Trust and more particularly described as follows, to-wit:

Tract One:

Being a lot, tract or parcel of land containing 14.33 acres of land in the W.M. Crabtree Survey, Abstract No. 347, the M.J. Rylie survey, Abstract No. 1261, and the T.A. Skiles Survey, Abstract No. 1409, Dallas county, Texas as more particularly described by metes and bound in Exhibit "A" attached hereto and incorporated herein for all purposes located at 3802 Miller Road, Dallas County, located at 3802 Miller Road, Rowlett, Texas; and

Tract Two:

Being a 5.569 acre tract of land out of the T.A. Skiles Survey, Abstract No. 1409, in the city of Rowlett, Dallas county, Texas as more particularly described by metes and bounds in Exhibit "a" attached hereto and incorporated herein for all purposes located at 1409 Rowlett Road, Dallas county, Texas, located at 1409 Rowlett Road, Rowlett, Texas.

together with: (i) all buildings, structures and other improvements now or hereafter situated on the foregoing described real property, (ii) all fixtures, equipment, apparatus, appliances, furniture, furnishings and other items now or hereafter attached to, installed in or used in connection with the foregoing described real property or improvements or buildings thereon including but not limited to any and all partitions, ducts, shafts, pipes, radiators, conduits, wiring, window screens and shades, drapes, rugs and other floor coverings, motors, engines, boilers, stockers, pumps, dynamos, transformers,

generators, fans, blowers, vents, switchboards, compressors, furnaces, cleaning systems, call and sprinkler systems, fire extinguishing apparatus, water system, sewage disposal system, heating, plumbing, laundry, incinerating, air conditioning and air cooling systems, water, gas and electric equipment, and building materials, supplies and construction equipment of all of kinds, all of which property and things are hereby declared to be permanent accessions to the foregoing described real property, (iii) all rights, titles and interests now owned or hereafter acquired by Grantor in and to all easements, streets, roads, highways, and rights-of-way adjacent or contiguous to the foregoing described real property, (iv) all tracts or parcels of land and any interests therein presently owned by Grantor and contiguous to the foregoing described real property, (v) any strips or gores between the Land and abutting or adjacent properties; (vi) all water and water rights, timber, crops and mineral interests; and (vii) all rights, titles, interests, leases, privileges, hereditaments, appurtenances, estates, reversions and remainders owned or to be owned by Grantor in and to all or any portion of the foregoing described properties (all of the aforesaid being hereinafter sometimes called the "Property").

Lender has elected to proceed with foreclosure as to both personal property, fixtures, and real property in accordance with the rights with respect to real property pursuant to Bus. & Com. Code Section 9.04(a)(2) and (b)(2).

The earliest the sale will take place is 1:00 p.m.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to return of the funds paid. Purchaser shall have no further recourse against the Trustee, Lender or Lender's attorney.

The sale will be made and the property accepted "AS IS, WHERE IS, WITH ALL FAULTS" subject to all matters of record.

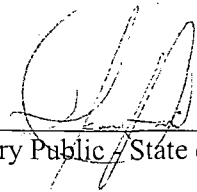
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

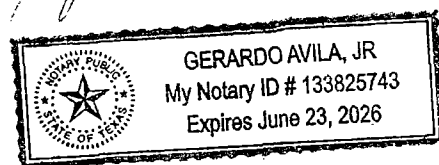
Signed this 12 day of May, 2025


John Davenport, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 12 day of May, 2025, by John Davenport in his capacity as Trustee.


Notary Public / State of Texas



NOTICE OF 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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: LOT NINETEEN (19) IN BLOCK F, OF REPLAT OF CHAMBERLAIN PLACE NO. ONE (1), PHASE TWO (2), A SUBDIVISION IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 88126, PAGE 5221 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/20/2005 and recorded in Book 2005108 Page 08886 Document 3377556 real property 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: 06/03/2025

Time: 10:00 AM

Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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.

5. *Obligations Secured.* The Deed of Trust executed by KIM HOWARD AND KEITHAIN HOWARD, provides that it secures the payment of the indebtedness in the original principal amount of \$92,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF ASSET BACKED CERTIFICATES, SERIES 2005-HE4 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF ASSET BACKED CERTIFICATES, SERIES 2005-HE4 c/o PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF ASSET BACKED CERTIFICATES, SERIES 2005-HE4 obtained a Order from the 162nd District Court of Dallas County on 04/26/2024 under Cause No. DC-23-21036. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 5/13/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.