

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 MAY 13 PM 12:07

STATE OF TEXAS

*

KNOW ALL MEN BY THESE PRESENT

COUNTY OF DALLAS

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FILED
JOHN F. WARREN
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **MAY 29, 2024**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202400108354** of the Deed Records of **DALLAS** County, Texas, executed by **ALLEO HOLDINGS CORPORATION**, to **CARRIE WAIBEL OR ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

LOT 11-A, IN BLOCK 10, IN REVISED UNIVERSITY ESTATES NO. 3, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 71125, PAGE 155, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

aka: 304 Amherst Ave., Richardson, TX 75081.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$402,500.00** executed by **ALLEO HOLDINGS CORPORATION**, 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 DWORSKY, 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 indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the

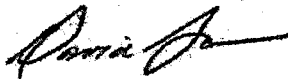
304 Amherst Ave., Richardson, TX 75081.

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, STE 320
FORT WORTH, TX 76179

304 Amherst Ave., Richardson, TX 75081.

NOTICE OF TRUSTEE'S SALE
(BY SUBSTITUTE TRUSTEE)

2025 MAY 13 PM 12:48

Instrument to be Foreclosed:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

JTB
JTB

WHEREAS, by a Deed of Trust (herein "Deed of Trust") dated, December 15, 2023, DARRYL REDWINE AN UNMARRIED MAN, conveyed to Julie Pettit, as Trustee, the property described to secure a Deed of Trust Note in the payment of debt therein described; said Deed of Trust being recorded at Clerk's File no. 202300253213 and amended at Document No. 202300253214 of the Real Property Records as maintained by the County Clerk of Dallas County, Texas

LEGAL DESCRIPTION: See Exhibit "A" attached hereto.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the original Trustee; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the Third (3rd) day of June, 2025, between the hours of 10:00 a.m. and 4:00 p.m. the foreclosure sale will be conducted in Dallas County, Texas, in the area of the Courthouse of said county designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place.

CURRENT PLACE OF SALE IN DALLAS COUNTY, TEXAS:

At the County Courthouse in Dallas County, Texas, on the North side of the courthouse facing Commerce Street below the overhang, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Dallas County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designate by the Commissioner's Court of Dallas County, Texas.

The Trustee's Sale will begin no earlier than 10:00 a.m. and must be conducted within three hours of such starting time. Said sale shall be to the highest bidder for cash or cash equivalent, except that the owner and holder of the indebtedness may bid as a credit against that indebtedness.

EXECUTED on this 9 day of May 2025.

Susan Mills

Susan Mills, James Mills, Ed Henderson,
Andrew Mills-Middlebrook, William Andrew
Mills, Vickie Everhart, Lori Fowler, Graylin
Jackson David Stockman, Donna Stockman,
Russel Stockman, Brenda Wiggs, Guy Wiggs,
Michelle Schwartz or Kathy Arrington,
Substitute Trustee, any to act as Successor
Substitute Trustee

Questions should be directed to: Foreclosure Department
(512) 340-0331

Exhibit 'A'

Lot 10, in Block J, of Richardson Terrace Addition No. 2, an Addition to the City of Richardson, Dallas County, Texas, according to the Map thereof recorded in Volume 35, Page 71, of the Map Records of Dallas County, Texas.

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Michael J. Fooshee and Sarah Miles Fooshee	Deed of Trust Date	February 6, 2021
Original Mortgagee	Credit Union of Texas	Original Principal	\$247,000.00
Recording Information	Instrument #: 202100043322 in Dallas County, Texas	Original Trustee	V. Eric Pointer
Property Address	100 Thompson Dr., Richardson, TX 75080	Property County	Dallas

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Credit Union of Texas	Mortgage Servicer	Credit Union of Texas (CUTX)
Current Beneficiary	Credit Union of Texas	Mortgage Servicer Address	900 W. Bethany Drive, Attn: Collections Department, Allen, TX 75013

SALE INFORMATION:

Date of Sale	06/03/2025
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang in Dallas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustees	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

BEING LOT 2, IN BLOCK 58, OF RICHARDSON HEIGHTS, SIXTH INSTALLMENT, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 27, PAGE 221, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 other 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 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.

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 165-00040

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NOTICE OF TRUSTEE'S SALE

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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the 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.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

Dated May 9, 2025.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

**IN THE UNITED STATES BANKRUPTCY COURT FOR THE
EASTERN DISTRICT OF TEXAS
SHERMAN DIVISION**

IN RE:

MICHAEL J. FOOSHEE AND
SARAH M. FOOSHEE,

DEBTORS,

CREDIT UNION OF TEXAS,

CREDITOR.

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Case No. 24-42955
(CHAPTER 7)

**AGREED ORDER TERMINATING AUTOMATIC STAY OF ACT AGAINST
PROPERTY LOCATED AT 100 THOMPSON DRIVE, RICHARDSON, TX 75080**

THIS MATTER having come before this Court for consideration of the Motion for Relief from Automatic Stay (Dkt. No. 43), filed by Credit Union of Texas ("Movant"). It appears to the Court that proper notice to interested parties has been provided under law, including local Bankruptcy rules. Movant, by and through its attorney of record, announced to the Court that an agreement had been reached concerning the relief requested. Such agreement is set forth in the provisions of this Order as evidence by the signatures of the respective attorneys or parties. The Court, having considered the agreement of the parties, finds that the same should be given effect:

WHEREAS Movant is the holder of a lien on property located at 100 Thompson Drive, Richardson, TX 75080 ("Property") by virtue of a Texas Home Equity Line of Credit Agreement ("Note") and Texas Home Equity Security Document Deed of Trust ("Deed of Trust") dated February 6, 2021 created under Texas Constitution Article XVI, Section 50(a)(6) (the "Loan").

WHEREAS Debtors are in default of the Loan as monthly minimum periodic payments have not been made when due and owing pursuant to the terms of the Note and Deed of Trust.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Motion shall be granted and the automatic stay shall be lifted as to Creditor and as to the Property located at 100 Thompson Drive, Richardson, TX 75080 on April 18, 2025 if, by or before the close of business on that date, the Debtors have not received a discharge in accordance with 11 U.S.C. § 524 in which the stay would be lifted by operation of law upon such discharge.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that once the automatic stay is lifted, either by operation of law upon discharge or on April 18, 2025 pursuant to the terms set forth herein, Movant, or its successors or assigns, shall be allowed to pursue all statutory and other available remedies, including, but not limited to, foreclosure of the Property and that Movant be permitted to obtain possession of the property.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this Agreed Order is effective immediately and is not stayed for fourteen days following the said lifting of the automatic stay.

Signed on 04/07/2025

Brenda T. Rhoades SD _____
HONORABLE BRENDA T. RHOADES,
CHIEF UNITED STATES BANKRUPTCY JUDGE

APPROVED AND ENTRY REQUESTED:

By: /s/ Scott H. Crist

Taherzadeh, PLLC

Selim H. Taherzadeh

st@taherzlaw.com

Texas Bar No. 24046944

Scott H. Crist

sc@taherzlaw.com

Texas Bar No. 24057814

15851 N. Dallas Parkway Suite 410

Addison, Texas 75001

Tel. (469) 729-6800

Fax. (469) 828-2772

ATTORNEY FOR MOVANT

By: /s/ Christopher J. Moser

Christopher J. Moser

Texas Bar No. 14572500

Quilling Selander Lownds Winslett Moser

2001 Bryan Street, Suite 1800

Dallas, TX 75201-3005

ATTORNEY FOR DEBTORS