

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 24, 2021, CORRINE RUNNELS AND AHSAN KHAN, WIFE AND HUSBAND, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CERTAINTY HOME LOANS, LLC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 202100353326 in the DEED OF TRUST OR REAL PROPERTY 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 has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 3, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 8, BLOCK E/3765, BECKLEY CLUB, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 409, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 1619 SEEVERS AVE, DALLAS, TX 75216
Mortgage Servicer: SERVICEMAC
Noteholder: GUARANTEED RATE, INC.
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

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


WITNESS MY HAND this 5 day of Feb, 2026



Authorized Agent of Auction.com, LLC as
Substitute Trustee, Resolve Trustee Services,
LLC, Marinosci Law Group, PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

BY  DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2026 FEB -5 AM 11:13

FILED

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2026 FEB -4 AM 10:45

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.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on the 25th day of September 2024, Pramukhraj Enterprise LLC, as grantor, conveyed by Deed of Trust to Dan J. Guarino, Trustee for the benefit of Frost Bank, 640 Taylor Street, Suite 1000, Fort Worth, Texas 76102, the real property situated in Dallas County, Texas, being described as follows ("Property"):

(See EXHIBIT "A" attached hereto and made a part hereof)

to secure payment of that one certain Promissory Note in the original principal amount of \$600,000.00 executed by Pramukhraj Enterprise LLC and payable to Frost Bank, and all modifications, substitutions, replacements, remedies and/or extensions thereof, if any, ("Note"), which Deed of Trust was recorded under Document or Instrument No. 202500014151 of the Real Property Records of Dallas County, Texas and all modifications, substitutions, replacements, renewals and/or extensions thereof, if any ("Deed of Trust"); and

WHEREAS, the undersigned, at 640 Taylor Street, Suite 1000, Fort Worth, Texas 76102, has been appointed as a Substitute Trustee in the place of the original Trustee, upon the contingency and 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 by the Note is now wholly due, and the owner and holder of the Note and Deed of Trust and the beneficiary in the Deed of Trust has requested a Substitute Trustee to sell the Property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 3, 2026, a Substitute Trustee will sell the Property either all together, or by groups of lots, or separately by lot as the Substitute Trustee deems appropriate or expedient, for cash, at the area outside on the north side of the George Allen Courts Building facing 600 Commerce Street below the overhang, 600 Commerce Street, Dallas, Texas 75202, to the highest bidder, "AS IS" WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES, EXCEPT AS TO WARRANTIES OF TITLE. THERE WILL BE NO WARRANTY RELATING TO POSSESSION OR QUIET ENJOYMENT. THERE WILL BE NO WARRANTIES OF ANY KIND RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR ANY PERSONAL PROPERTY IN THIS DISPOSITION. The Substitute Trustee does not and will not make any representations, warranties, or covenants personally. The earliest time at which the sale shall occur is one o'clock p.m. The sale shall begin at that time or not later than three hours after that time. At the sale of the Property, Frost Bank reserves and shall have the right to credit bid all or any part of the indebtedness evidenced by the Note which remains due and owing to it.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SUBSTITUTE TRUSTEE'S SALE. THE PERSON SIGNING THIS NOTICE OF SUBSTITUTE TRUSTEE'S SALE IS THE ATTORNEY FOR OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.

EXECUTED on this 3rd day of February 2026.

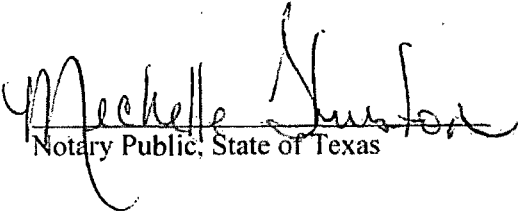
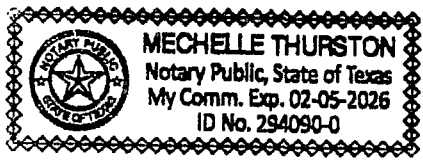


J. TODD WEBER
SUBSTITUTE TRUSTEE
640 Taylor Street, Suite 1000
Fort Worth, Texas 76102

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared J. Todd Weber, known to me to be the person whose name is subscribed in the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 3rd day of February 2026.


Notary Public, State of Texas

After Recording, Return to:
Mr. Stacy B. Loftin
ADAMS LYNCH & LOFTIN, P.C.
3950 Highway 360
Grapevine, Texas 76051

EXHIBIT "A"

Real Property located in Dallas County, State of Texas:

Lots 2, 3 and 5, in Block C / 8042, of PRAMUKHRAJ DEVELOPING ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to map or plat thereof recorded in county clerk's File No. 201800081089, of the official public records, Dallas County, Texas.

The Real Property or its address is commonly known as **11325, 11313, and 11319 Kingsley Road, Dallas, Texas 75238.**

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 NOTE IMMEDIATELY.

SECOND AMENDED NOTICE OF FORECLOSURE SALE BY SUBSTITUTE TRUSTEE

Notice is hereby given of a public nonjudicial foreclosure sale.

FILED
2026 FEB -5 PM 2:12
DALLAS COUNTY CLERK

Property To Be Sold. The property to be sold is described as follows:

Be the lot, tract or parcel of land situated in the Jesse Overton Survey, Abstract Number 1109 in the City of Dallas, Dallas County, Texas and being known as Lot 9 and Lot 10 in Block D/7017 of White City Addition, an unrecorded addition to the City of Dallas, Texas as conveyed to ACRESpace LLC, as described as being tract 2 per deed, recorded in Instrument Number 202400155751, of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the Northeast corner of Lot 8 as conveyed to ACRESpace LLC, as described as tract 1 per deed, recorded in Instrument Number 202400155751, O.P.R.D.C.T., and being at a Northwest corner of Lot 9 of said unrecorded addition and being in the North line of an easement to the City of Dallas recorded in Volume 73229, Page 1230 D.R.D.C.T., and being in the South right-of-way line of Alpha Road (a variable width right-of-way;

THENCE North 89 degrees 57 minutes and 49 second East, with the North line of Lot 9 and Lot 10 OF ACRESpace LLC, tract 2, and said City of Dallas Easement recorded in Volume 73229, Page 1230 and Volume 73229, Page 1242, O.P.R.D.C.T. and with the South right-of-way line of Alpha Road, a distance of 164.95 feet to the Northeast corner of Lot 10 and ACRESpace, LLC, tract 2 and being at the Northwest corner of Lot 11 of said unrecorded addition and at a called 0.533 acres of land conveyed to Alpha Midtown Dental Properties, LLC recorded in Instrument Number 201800056610, O.P.R.D.C.T.;

THENCE South 00 degrees 05 minutes 26 seconds East, with the East line of Lot 10 and ACRESpace LLC, tract 2 and a West line of said Lot 11 and Alpha Midtown Dental tract, passing a X cut set in concrete at a distance of 9.90 feet continuing in a total distance of 177.01 feet to a 1/2" Iron road found for the Southeast corner of Lot 10, and ACRESpace LLC, tract 2, and at the Southwest corner of said Lot 11 and Alpha Midtown Dental tract, and being in a North line of Block D/7017 of Las Estancias Addition recorded in Volume 70125, Page 2443 of the Map Records of Dallas County, Texas;

THENCE North 90 degrees 00 minutes 00 seconds West, (Bacels of Bearing) with the South line of Lot 10 and Lot 9 and ACRESpace LLC, tract 2 and the North line of Block D/7017 a distance of 164.95 feet to a 1/2" iron road with orange cap stamped "3941" set at the Southwest corner of Lot 9 and ACRESpace LLC, tract 2 and being at a Southeast corner of said Lot 8 of said unrecorded addition and ACRESpace LLC, tract 1, from which a 1/2"

iron rod with yellow cap stamped DC&A found bears North 90 degrees 00 minutes 00 seconds West, a distance of 82.48 feet;

THENCE North 00 degrees 05 minutes 26 seconds West, with the said West line of Lot 9 and ACRESpace LLC, tract 2, and the East line of Lot 8 and ACRESpace LLC, tract 1 passing a 1/2" iron found at a distance of 167.36 feet, continuing in all a total distance of 176.90 feet to the POINT OF BEGINNING containing 29,190 square feet or 0.670 acres of land.

The Real Property or its address is commonly known as 5350 Alpha Road, Dallas, TX 75240.

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

Date: March 3, 2026

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed no later than 1:00 p.m.

Place: The sale shall take place on the North side of George Allen Courts Building facing Commerce Street below the overhang, located in Dallas, Texas, with said location having been designated by the County Commissioner's Court of Dallas County, Texas, or such other location as may be designated by the Commissioners after the sending of this Notice and before the time of the sale.

The beneficiary through its Trustee or Substitute Trustee reserves the right 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 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. Such reposting or refileing may be after the date originally scheduled for this sale.

3. 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 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 "AS IS," at purchaser's own risk, and 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

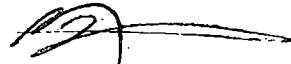
4. Type of Sale. The sale is a nonjudicial Deed of Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by (1) Deed of Trust dated November 15, 2024, executed by Lubna Bilal as sole member of Bold Consulting Services, LLC, to Don Rice, Trustee f/b/o First National Bank and Trust Company of Weatherford, dba First Bank Texas, recorded at instrument Doc# 202400234944, Real Property Records, Dallas County, Texas.

5. 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 (1) the Promissory Note dated November 15, 2024, in the original principal sum of \$1,190,000.00, executed by Lubna Bilal as sole member of Bold Consulting Services, LLC, and payable to First National Bank and Trust Company of Weatherford, dba First Bank Texas.

Questions concerning the sale may be directed to the undersigned.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

DATED: 11/22, 2026



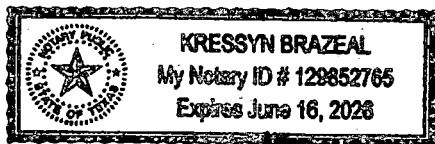
Zan Sharp Prince, Substitute Trustee
100 Willow Bend Drive
Willow Park, Texas 76008
Tel: (817) 550-8999

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF Parker §

BEFORE ME, the undersigned Notary public, on the 22 day of January 2026, personally appeared, ZAN SHARP PRINCE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes therein expressed.


Notary Public, State of Texas

FILED

NOTICE OF FORECLOSURE SALE
AND
APPOINTMENT OF SUBSTITUTE TRUSTEE

2026 FEB -5 PM 1:42

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY M.H. DEPUTY

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.

Deed of Trust:

Dated: February 1, 2022 (on or about)
Grantor: Silverkei Homes LLC
Trustee: David Gibson
Current Lender: Black Label Capital, LLC and American Century Life Insurance Company
Recorded in: Instrument No. **202200037672** recorded on **February 9, 2022** in the official public deed records of **Dallas County, Texas.**

Legal Description: Being all that certain lot, tract or parcel of land situated in the A.T. Nanny Survey, Abstract No. 1094, in Dallas County, Texas, being a portion of Block 2702, according to the official Map of the City of Dallas, Dallas County, Texas, being the same land described in deed to Patsy Ruth Cozby, recorded in Instrument No. 20080315362, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch yellow capped iron rod set for corner in the Northeast line of Tension Memorial Drive, at the West corner of a tract of land described in deed to Trinidad Aguilar, recorded in Instrument No. 201000257576 (D.R.D.C.T.) and at the South corner of said Cozby tract;

THENCE North 45 degrees 38 minutes 22 seconds West, with the said Northeast line of the Tension Memorial Drive, a distance of 50.00 feet to an "X" set at the South corner of a tract of land described in deed to Vincent M. Tuley, a single person and Jessica L. Hillman, a single person, recorded in Instrument No. 201300118479 (D.R.D.C.T.);

THENCE North 45 degrees 25 minutes 12 seconds East, a distance of 149.91 feet to a 1/2 inch yellow capped iron rod set for corner in the Southwest line of Lot 6, Block 2702, of Ludwig's Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof

recorded in Volume 17, page 69, Plat Records, Dallas County, Texas (P.R.D.C.T.), at the East corner of said Tuley/Hillman tract;

THENCE South 45 degrees 32 minutes 21 seconds East, a distance of 50.00 feet to a 1/2 inch yellow capped iron rod set for corner in the said Southwest line of Lot 6, at the North corner of said Aguilar tract;

THENCE South 45 degrees 25 minutes 12 seconds West, a distance of 149.82 feet to the PLACE OF BEGINNING and containing 7,492 square feet or 0.17 of an acre of land.

More commonly known as: 1110 Tenison Memorial Drive, Dallas, Texas 75223

Foreclosure Sale:

- Date:** Tuesday, March 3, 2026
- Time:** The sale of the Property will be held between the hours of **10:00 A.M.** and **1:00 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 area located at the **north side of the George Allen Courts Building Facing Commerce Street at 600 Commerce St, Dallas, TX 75202**, or in the area otherwise designated by the Commissioner's Court pursuant to §51.002 of the Texas Property Code as amended.
- 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.
- Substitute Trustee:** Taylor J. Monroe, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha.

Default has occurred in the payment of the promissory note secured by the Deed of Trust, and in the performance of the obligations set forth in the Deed of Trust. Because of that default, Lender, the owner and holder of said promissory note and Deed of Trust, 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 51.009 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.

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: February 5, 2026

Respectfully submitted,



Taylor J. Monroe, Managing Attorney
The Monroe Law Firm, PLLC
SBN: 24117670
tmonroe@monroelitelaw.com
5700 Tennyson Parkway, Ste. 300
Plano, Texas 75024
(972) 619-3588
www.monroelitelaw.com

FILED

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

2026 FEB -5 PM 12:24

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

JOHN F. WARREN

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 13, 2021 and recorded under Clerk's File No. 202100110947, in the real property records of Dallas County Texas, with Gary La Vende as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Red Diamond Home Loans, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Gary La Vende securing payment of the indebtedness in the original principal amount of \$235,290.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Gary La Vende. The Secretary of Veterans Affairs, an officer of the United States is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

BEING LOT 17 BLOCK 15/8605, OF THE WOODS, THIRD SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 76006, PAGE 645, OF THE MAP RECORDS.

SALE INFORMATION

Date of Sale: 03/03/2026

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Dallas County Courthouse, Texas at the following location: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Carol Dunmon, Payton Hreha, Jeff Benton, Agency Sales and Posting, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on February 2, 2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-25-04459

TB

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 137571-TX

Date: February 3, 2026

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: KIM LIEN THI NGUYEN

ORIGINAL MORTGAGEE: DALLAS AREA HABITAT FOR HUMANITY, INC.

CURRENT MORTGAGEE: DALLAS AREA HABITAT FOR HUMANITY, INC. AKA DALLAS NEIGHBORHOOD ALLIANCE

MORTGAGE SERVICER: ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC

DEED OF TRUST DATED 10/4/2002, RECORDING INFORMATION: Recorded on 10/10/2002, as Instrument No. 2025803 in Book 2002 198 Page 07226

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT 8, IN BLOCK JJ/7135, OF GREENLEAF VILLAGE SUBDIVISION, PHASE 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2002144, PAGE 1586, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/3/2026, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC is acting as the Mortgage Servicer for DALLAS AREA HABITAT FOR HUMANITY, INC. AKA DALLAS NEIGHBORHOOD ALLIANCE who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

DALLAS AREA HABITAT FOR HUMANITY, INC. AKA DALLAS NEIGHBORHOOD ALLIANCE
c/o ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is



FILED
2026 FEB - 5 PM 12:24
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

Matter No.: 137571-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

TB

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

BY
JOHN F. W. [unclear]
COUNSEL
DALLAS COUNTY
UNITED STATES
2026 FEB - 5 PM 12:23

FILED

Matter No.: 133993-TX

Date: January 28, 2026

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: LILY FAY HAYNES, AN UNMARRIED WOMAN
ORIGINAL MORTGAGEE: URBAN FINANCIAL GROUP
CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST
MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 1/25/2010, RECORDING INFORMATION: Recorded on 2/4/2010, as Instrument No. 201000028397

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 3, BLOCK 27/4324, OF BELLEVUE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 475, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/3/2026, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST
c/o Carrington Mortgage Services, LLC
500 N. State College Blvd.,
Suites 1030, 1300 and 1400
Orange, CA 92868

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is



4865243

AP NOS/SOT 08212019

Matter No.: 133993-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

TB
26TX330-0002
13247 PANDORA DR, DALLAS, TX 75238

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 6, IN BLOCK G/7487, OF PEBBLEBROOK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 84035, PAGE 2256, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 84193, PAGE 1906 AND VOLUME 84197, PAGE 1658, DEED RECORDS, DALLAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated May 12, 2025 and recorded on May 15, 2025 as Instrument Number 202500100755 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information: March 03, 2026, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by BLUEPEAK HOMES LLC secures the repayment of a Note dated May 12, 2025 in the amount of \$375,900.00. LHOME MORTGAGE TRUST 2024-RTL1, whose address is c/o Kiavi Funding, Inc., 2 Allegheny SquareNova Tower Two, Suite 200, Pittsburg, PA 15212, is the current mortgagee of the Deed of Trust and Note and Kiavi Funding, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

BY _____ DEPUTY

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2026 FEB -5 PM 12:23

FILED

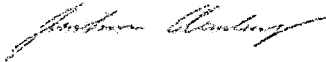


4865356


Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, ServiceLink Agency Sales and Posting, LLC, Dustin George

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.

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.



Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF DALLAS

§

WHEREAS, by that certain Deed of Trust (the "Deed of Trust") dated July 5, 2023, recorded July 5, 2023 in the Real Property Records of Dallas County, Texas as Clerk's Number 202300132459, Square Peg Properties, LLC, a Texas limited liability company ("Grantor"), conveyed to John C. Shackelford, as Trustee, that certain Real Property (defined in the Deed of Trust), including the real property located in Dallas County, Texas more particularly described as follows:

Lot 10, Block 2/3142, of Hillside Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 141, Page 94, Deed Records, Dallas County, Texas.

Said conveyance was to secure payment of that certain Promissory Note (the "Note") therein described, as the same may have been subsequently modified, renewed, and extended, in the original stated principal amount of Four Hundred Thousand and 00/100 dollars (\$400,000.00), of even date with the Deed of Trust, executed by Grantor, and made payable to the order of Harmony Bank ("Lender"); and

WHEREAS, the undersigned has been appointed as a Substitute Trustee in the place and stead of the Trustee named in the Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred and continues under the terms of the Deed of Trust and Lender, as sole owner and holder of the Note and indebtedness, as well as Beneficiary under the Deed of Trust, has requested that a Substitute Trustee sell the Real Property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 3rd day of

BY _____
DEPUTY
COUNTY CLERK
JOHN F. WARRLEN

2026 FEB -5 PM 12:22

FILED

March 2026, beginning at 10:00 a.m. local time, or not later than three (3) hours after that time, a duly appointed Substitute Trustee will sell the Real Property to the highest bidder for cash in the area designated for foreclosure sales by the Commissioner's Court of Dallas County, Texas, pursuant to §51.002 of the Texas Property Code, to wit: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

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 4th day of February, 2026

/s/ Derek D. Rollins

Derek D. Rollins, Substitute Trustee
9201 N. Central Expressway, Fourth Floor
Dallas, Texas 75231
(214) 780-1400

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of March, 2026
Time: 10:00AM or not later than three hours after that time
Place: AT NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACI
COMMERCE STREET OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE 600 Commerce St Dallas, Tx 75202 in Dallas
County, Texas.

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2026 FEB - 5 PM 12: 22

FILED

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: January 6, 2005
Grantor(s): MIGUEL TORRES, a single man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CALIBER
HOME LOANS, INC., its successors and assigns
Original Principal: \$144,000.00
Recording Information: Deed Inst.# 3209556, Deed Book 2005-011, Deed Page 04934
Current Mortgagee/Beneficiary: Wilmington Trust, National Association, not In its individual capacity but solely as successor
trustee to Citibank, N.A. as Trustee to Structured Asset Securities Corporation Mortgage Pass-
Through Certificates, Series 2005-5
Secures: The Promissory Note (the "Note") in the original principal amount of \$144,000.00 and all
obligations contained therein. All sums secured by the Deed of Trust have been and are hereby
declared immediately due and payable as a result of default under the Note and/or Deed of
Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Dallas
Property Description: (See Attached Exhibit "A")
Property Address: 3110 Lockmoor Ln, Dallas, TX 75220
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in
"Exhibit A" the legal description shall control. The property will be sold "AS IS" without any
representations, warranties, or recourse, and subject to any liens or interests that may survive
the sale. Any purchaser who purchases the property does so at his/her/its own risk and is
strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019
File No.: 25-03104TX

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Xome Inc. and Tejas Corporate Services, LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

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.

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for Wilmington Trust, National Association, not In its individual capacity

but solely as successor trustee to Citibank, N.A. as Trustee to Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-5

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is _____. I declare

under penalty perjury that _____ I filed and/or recorded 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.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Being Lot 17, Block C/6450 of BRADFORD ESTATES NO. 5, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 371, Page 1225, of the Map Records of Dallas County, Texas

AB

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of March, 2026
Time: 10am or not later than three hours after that time
Place: AT NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Dallas County, Texas.

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2026 FEB -5 PM 12: 22

FILED

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: October 1, 2021
Grantor(s): Tho Thi Doan
Original Mortgagee: Texas Pride Lending, LLC
Original Principal: \$181,000.00
Recording Information: Deed Inst.# 202100298664,
Current Mortgagee/Beneficiary: RealStream Lending, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$181,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Dallas
Property Description: (See Attached Exhibit "A")
Property Address: 4215 Scarsdale Ln, Dallas, TX 75227
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Statebridge Company, LLC
Mortgage Servicer Address: 6061 S. Willow Drive, Suite 300 Greenwood Village, CO 80111

SUBSTITUTE TRUSTEE(S): McCalla Raymer Leibert Pierce, LLP, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

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.

/s/ Coury Jacocks
Coury Jacocks - Bar #: 24014306
Attorney for RealStream Lending, LLC
Coury.Jacocks@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is _____ . I declare

under penalty perjury that _____ I filed and/or recorded 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.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Lot 13, Block F/6786, of Woodway Park Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 85193, Page 6064, of the Map Records of Dallas County, Texas.

TB

Notice of Substitute Trustee Sale

F26-00028 TX
6723192813/7241499354 Jesse Mendez

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

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

Date: 03/03/2026
Time: The sale will begin no earlier than 10:00AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: Dallas County, TX at the following location: North side of the George Allen Courts Building facing Commerce Street, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

See Attached Exhibit "A"

APN: 00C6158000E00208

Commonly known as: 9809 Walnut Street, Unit 208, Dallas, TX 75243

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/25/2024 as Document No. 202400149068 of the Real Property Records of Dallas County, Texas.

BY
JOHNS WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS
2026 FEB - 5 PM 12: 21
FILED

Trustor(s): THAYNE CAPITAL LLC, an Arizona limited liability company
Original Beneficiary: Velocity Commercial Capital LLC, a California Limited Liability Company
Current Beneficiary: U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-5
Loan Servicer: PHH Mortgage Services
Current Substituted Trustees: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the

deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$56,250.00, executed by THAYNE CAPITAL LLC, an Arizona limited liability company, and payable to the order of Velocity Commercial Capital, LLC, a California Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of THAYNE CAPITAL LLC, an Arizona limited liability company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-5 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

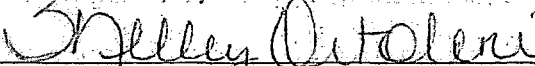
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

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

U.S. Bank Trust Company, National Association, as Trustee for Velocity
Commercial Capital Loan Trust 2024-5
2945 Townsgate Rd, Ste 100
Westlake Village, CA 91361
Jesse Mendez
JMendez@Velocitycommercialcapital.com
(818) 483-1818

Dated: 2/4/2026

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani,
Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT "A"
LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Dallas, County of Dallas, State of Texas, and being more particularly described as follows:

Unit No. 208, in Building E, together with an undivided percent interest in and to the Common Elements of RICHLAND TRACE CONDOMINIUM, a Condominium Regime, in Dallas County, Texas, all as fully described in and as located, delineated, and defined in the Declaration of Condominium and Survey Plats, By-Laws, and Exhibits attached thereto recorded in Volume 80239, Page 0009 of the Condominium Records of Dallas County, Texas; annexed by instrument recorded in Volume 81006, Page 2969 of the Condominium Records of Dallas County, Texas.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot In Block on the City of Dallas Tax Map.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

T/B

Notice of Substitute Trustee Sale

F26-00022 TX
6723239769 / 7241230445

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

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

Date: **03/03/2026**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street**, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

Being Lot 14, in Block 4/3502, of HOMESTEAD PARK ADDITION, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 2, Page 43, Map Records, Dallas County, Texas.

APN: 00000275473000000

Commonly known as: 1026 South Bishop Avenue Dallas, TX 75208-6811

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 02/24/2025 (the “Deed of Trust”) and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 04/14/2025 as Document No. 202500074616 of the Real Property Records of Dallas County, Texas.

Trustor(s):	BARSTOW MANAGEMENT LLC, a Texas limited liability company	Original Beneficiary:	TD FUNDING SOLUTIONS LLC d/b/a TFS Texas Funding Solutions, a/an Texas Limited Liability Company
Current Beneficiary:	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-2	Loan Servicer:	PHH Mortgage Services
Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples		

BY _____
COUNTY CLERK
DALLAS COUNTY
DEPUTY
2026 FEB -5 PM 12:21
FILED

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part

of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$307,500.00, executed by BARSTOW MANAGEMENT LLC, a Texas limited liability company, and payable to the order of TD FUNDING SOLUTIONS LLC d/b/a TFS Texas Funding Solutions, a/an Texas Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BARSTOW MANAGEMENT LLC, a Texas limited liability company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-2 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

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

U.S. Bank Trust Company, National Association, as Trustee for Velocity
Commercial Capital Loan Trust 2025-2
2945 Townsgate Rd, Ste 110
Westlake Village, CA 91361
Laura Barragan
lbarragan@velocitycommercialcapital.com
(818) 200-0404

Dated: 2/4/2026

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani,
Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:
Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

TB

Notice of Substitute Trustee Sale

F26-00011 TX
6723218152 / 7241829865

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

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

Date: 03/03/2026
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: Dallas County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street;** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

TRACT 5: Lot 178E, in Block 1/6950, of Barstow Robinson Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Doc. No. 20060154846, plat records, Dallas County, Texas.

APN: 0069500001178F000

Commonly known as: 4439 Barstow Boulevard, Dallas, TX 75236-2103

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Security Agreement, and Assignment of Leases and Rents, dated 12/20/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 12/27/2024 as Document No. 202400261966 and Correction Instrument as to a recorded original instrument, recorded on 01/23/2025 as Document No. 202500014451 of the Real Property Records of Dallas County, Texas.

2026 FEB -5 PM 12:21

FILED

Trustor(s):	ROBINSON FAMILY REAL ESTATE HOLDINGS LLC, a Texas limited liability company	Original Beneficiary:	TD FUNDING SOLUTIONS LLC d/b/a TFS Texas Funding Solutions, a/an Texas Limited Liability Company
Current Beneficiary:	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-1	Loan Servicer:	PHH Mortgage Services
Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part

of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$887,500.00, executed by ROBINSON FAMILY REAL ESTATE HOLDINGS LLC, a Texas limited liability company, and payable to the order of TD FUNDING SOLUTIONS LLC d/b/a TFS Texas Funding Solutions, a Texas Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ROBINSON FAMILY REAL ESTATE HOLDINGS LLC, a Texas limited liability company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

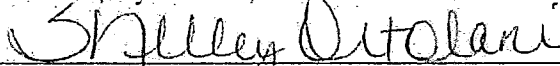
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

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

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-1
2945 Townsgate Road
Suite 110
Westlake Village, CA 91361
Raul Romero
rromero@velocitycommercial.com
(512) 676-4574

Dated: 2/4/2026

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

F26-00008 TX
6723218152 / 7241829865

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

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

Date: 03/03/2026
Time: The sale will begin no earlier than 10:00AM or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: Dallas County, TX at the following location: North side of the George Allen Courts Building facing Commerce Street; OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

TRACT 1: Lot 178F, in Block 1/6950, of Barstow Robinson Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Doc. No. 20060154846, plat records, Dallas County, Texas.

APN: 0069500001178E000

Commonly known as: 4433 Barstow Boulevard, Dallas, TX 75236-2103

Instrument to be Foreclosed -- The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 12/20/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 12/27/2024 as Document No. 202400261966 and Correction Instrument as to a recorded original instrument, recorded on 01/23/2025 as Document No. 202500014451 of the Real Property Records of Dallas County, Texas.

Trustor(s):	ROBINSON FAMILY REAL ESTATE HOLDINGS LLC, a Texas limited liability company	Original Beneficiary:	TD FUNDING SOLUTIONS LLC d/b/a TFS Texas Funding Solutions, a/an Texas Limited Liability Company
Current Beneficiary:	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-1	Loan Servicer:	PHH Mortgage Services
Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples		

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
RECORDS

2026 FEB - 5 PM 12: 21

FILED

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part

of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$887,500.00, executed by ROBINSON FAMILY REAL ESTATE HOLDINGS LLC, a Texas limited liability company, and payable to the order of TD FUNDING SOLUTIONS LLC d/b/a TFS Texas Funding Solutions, a/an Texas Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ROBINSON FAMILY REAL ESTATE HOLDINGS LLC, a Texas limited liability company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.


NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

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

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-1
2945 Townsgate Road
Suite 110
Westlake Village, CA 91361
Raul Romero
raromero@velocitycommercial.com
(512) 676-4574

Dated: 2/4/2026

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

Our Case Number: 26-00062-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 24, 2021, CORRINE RUNNELS AND AHSAN KHAN, WIFE AND HUSBAND, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CERTAINTY HOME LOANS, LLC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 202100353326 in the DEED OF TRUST OR REAL PROPERTY 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 has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 3, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 8, BLOCK E/3765, BECKLEY CLUB, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 409, MAP RECORDS OF DALLAS COUNTY, TEXAS.

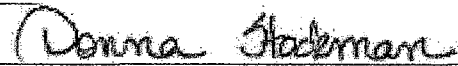
Property Address: 1619 SEEVERS AVE, DALLAS, TX 75216
Mortgage Servicer: SERVICEMAC
Noteholder: GUARANTEED RATE, INC.
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 5 day of Feb, 2026


Authorized Agent of Auction.com, LLC as
Substitute Trustee, Resolve Trustee Services,
LLC, Marinosci Law Group, PC

Substitute Trustee Address:
Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

FILED
2026 FEB - 6 PM 3:34
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY
DEPUTY

FILED

2026 FEB -5 AM 11:09

7 PROPERTIES
DALLAS, TX 75216

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY CFP DEPUTY

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: March 03, 2026

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 20, 2022 and recorded in Document INSTRUMENT NO. 202200146692 real property records of DALLAS County, Texas, with SHELLRON HOLDINGS, LLC AND SHELLY CARTER, grantor(s) and LIMA ONE CAPITAL, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SHELLRON HOLDINGS, LLC AND SHELLY CARTER, securing the payment of the indebtednesses in the original principal amount of \$769,130.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF MFA 2022-INV3 TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

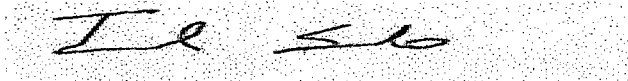
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LIMA ONE CAPITAL, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LIMA ONE CAPITAL, LLC
300 E. MCBEE AVE.
SUITE 200
GREENVILLE, SC 29601



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.

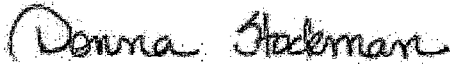
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 02/05/26 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 02/05/26

EXHIBIT "A"

TRACT 1:

LOT 15, BLOCK 2/1742, JEFFERS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 380, MAP RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 2:

BEING A PORTION OF LOT 10, CITY BLOCK B/1768, OF GREAT OAKS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 2, PAGE 227, PLAT RECORDS, DALLAS COUNTY, TEXAS, BEING CONVEYED TO FLOYD FEARCE AS RECORDED IN CC# 201400122784, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AS SHOWN ON SURVEY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE POST FOUND FOR CORNER, BEING THE WEST CORNER OF LOT 23, BEING THE NORTH CORNER OF LOT 24, BEING THE SOUTH CORNER OF LOT 11, OF SAID GREAT OAKS ADDITION, AND BEING THE EAST CORNER OF SAID LOT 10;

THENCE SOUTH 44 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 1/2 INCH YELLOW CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A 1/2 INCH YELLOW CAPPED IRON ROD SET FOR CORNER, BEING IN THE SOUTHEAST LINE OF PINE STREET;

THENCE ALONG PINE STREET NORTH 44 DEGREES 48 MINUTES 55 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 1/2 INCH YELLOW CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5,000 SQUARE FEET OR 0.11 OF AN ACRE OF LAND.

TRACT 3:

LOT 3, BLOCK F/6078, DEERPATH VILLAGE ADDITION, THIRD SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 29, MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.

TRACT 4:

LOT 37, BLOCK 2/4431, OF LINCOLN PLACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 145, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 5:

LOT 8, BLOCK 2/1774 OF LINCOLN HEIGHTS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 231, AND MAP RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 6:

BEING A TRACT OF LAND OUT OF THE WM. ROMINE SURVEY, ABSTRACT NO. 1246, SITUATED IN THE CITY OF

7 PROPERTIES
DALLAS, TX 75216

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DALLAS,
DALLAS COUNTY, TEXAS, AND BEING A PORTION OF LOT 11 AND GREERS REVISED ADDITION TO THE CITY OF
DALLAS,
LOCATED IN CITY BLOCK F/1742, AS SAID ADDITION IS SHOWN ON MAP RECORDED IN VOLUME 4, PAGE 166, MAP
RECORDS, DALLAS COUNTY, TEXAS, FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN X SET THAT BEARS NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTNACES OF 54.00
FEET FROM A 1/2-INCH IRON ROD FOUND AT THE INTERESECTION OF THE CURRENT NORTHWEST RIGHT-OF-WAY
LINE OF
EUGENE STREET(VARIABLE WIDTH RIGHT-OF-WAY) WITH THE NORTHWEST RIGHT-OF-WAY LINE OF KYNARD
STREET (27 FOOT
RIGHT-OF-WAY), ALSO BEING A POINT IN THE SOUTHWEST LINE OF SAID LOT 11 AS SHOWN ON THE
AFOREMENTIONED
PLAT OF GREER'S REVISED ADDITION;

HENCE CONTINUING NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 37.30 FEET TO A 1/2"
WATER PIPE FOUND FOR A CORNER, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK F/1724;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF LOT 10 A DISTANCE
OF 76.00 FEET TO A 3/8-INCH IRON ROD SET FOR A CORNER;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISATNCE OF 37.30 FEET TO A 3/8-INCH IRON ROD
SET FOR A CORNER;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 76.00 FEET TO POINT OF
BEGGINNING

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE
FOOTAGE CALCULATIONS ARE CORRECT.

TRACT 7:

LOT 33, BLOCK B/7999, OF SUNNY ACRES ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO
THE
MAP THEREOF RECORDED IN VOLUME 32, PAGE 175, MAP RECORDS OF DALLAS COUNTY, TEXAS.