

13
FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County

Deed of Trust Dated: January 26, 2007

Amount: \$54,000.00

Grantor(s): ELEAZAR GARCIA

Original Mortgagee: THE LAREDO NATIONAL BANK

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 20070070332

Legal Description: BEING LOT 5C, BLOCK 5/6028 OF H.M. DEAN'S SUBDIVISION OF LOTS 4., 12, 14, AND 15, IN BLOCK 4/6026 AND LOT 5 IN BLOCK 5/6026 OF ACREAGE ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 19, PAGE 339, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: March 3, 2026 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

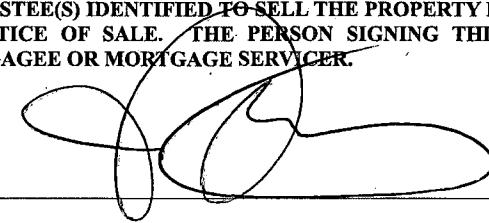
JOHN BEAZLEY OR LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, JOSHUA SANDERS, RAMIRO CUEVAS, MATTHEW HANSEN, WESLEY FOWLER-WILLIAMS, MICHELLE SCHWARTZ, GUY WIGGS, TIM LEWIS, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, DAVID STOCKMAN, BRENDA WIGGS, JEFF BENTON DENISE BOERNER, DONNA STOCKMAN, JOHN PHILLIP MARQUEZ, JANET PINDER, JAMIE DWORSKY, BRANDY BACON, KATHY ARRINGTON, CAROL DUNMON, JANE KLINE, PAYTON HREHA OR CHASITY LEWALLEN, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, LUIS TERRAZAS, BRUCE MILLER, DANIEL HART, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC, XOME INC., ANGELA BROWN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-003117


Printed Name: JOHN PHILLIP MARQUEZ
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

2026 FEB - 9 PM 12:30

[space above this line for recording purposes]

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE**DATE:** February 9, 2026**NOTE:** Multifamily Note described as follows:**Date:** October 6, 2022**Borrower:** HIG REF2 TX4, LLC, Legacy Lofts Sole, LLC, and Harris & Robinson, TX, LLC**Lender:** Lima One Capital, LLC**Original Principal Amount:** \$8,377,953.00**(Note).****DEED OF TRUST:** Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing described as follows:**Date:** October 6, 2022**Borrower:** HIG REF2 TX4, LLC, Legacy Lofts Sole, LLC, and Harris & Robinson, TX, LLC**Trustee:** Neale Potts**Lender:** Lima One Capital, LLC**Recorded:** In the Official Public Records of Dallas County, Texas on October 10, 2022 as document 202200266809.**(Deed of Trust).****CURRENT LENDER/MORTGAGEE:** Lima One Capital, LLC (**Lender/Mortgagee**).**BORROWER:** HIG REF2 TX4, LLC, Legacy Lofts Sole, LLC, and Harris & Robinson, TX, LLC (**Borrower**).**PROPERTY:** The real property more particularly described on **exhibit A**, attached hereto, together with and any and all personal property and fixtures described in the Deed of Trust (**Property**).

SUBSTITUTE TRUSTEE(S), ADDRESSES AND PHONE NUMBERS: Lender/Mortgagee hereby authorizes its undersigned attorney to appoint the following substitute trustees to succeed to all title, powers and duties of the original trustee appointed in the Deed of Trust pursuant to Texas Property Code section 51.0075:

C. Charles Townsend
Hinshaw & Culbertson LLP
1717 Main Street, Suite 3625
Dallas, Texas 75201
945-229-6380

Matthew Lindsey
Hinshaw & Culbertson LLP
1717 Main Street, Suite 3625
Dallas, Texas 75201
945-229-6380

Alfredo Ramos
Hinshaw & Culbertson LLP
5151 San Felipe, Suite 1380
Houston, Texas 77056
346-344-4500

(Substitute Trustee(s)).

DATE, TIME AND PLACE OF SUBSTITUTE TRUSTEE'S SALE: A non-judicial foreclosure sale will take place at the following date, time and place pursuant to Texas Property Code section 51.002 and the Deed of Trust:

Date: March 3, 2026

Time: Commencing at 10:00 a.m. or not later than 3 hours after 10:00 a.m.

Place: 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 most recently designated by the County Commissioner's Court.

(Substitute Trustee's Sale)

A default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust securing the Note. Because of such default, Lender/Mortgagee has requested each and any of the Substitute Trustee(s) to sell the Property at the Substitute Trustee's Sale in accordance with the Deed of Trust and applicable law.

The Deed of Trust encumbers both real and personal property and fixtures. Formal notice is hereby given of the Lender/Mortgagee's election to proceed against and sell the real property and any and

all personal property and fixtures described in the Deed of Trust, in accordance with the Lender/Mortgagee's rights and remedies under the Deed of Trust, Texas Property Code chapter 51 and Texas Business and Commerce Code (**Texas UCC**) section 9.604(a).

Notice is hereby given that on the date and time and at the place of Substitute Trustee's Sale identified above, any of the Substitute Trustee(s) herein appointed, or such other substitute trustee as the Lender/Mortgagee may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust and applicable law.

The Substitute Trustee's Sale will be conducted as a public auction, and the Property secured by the Deed of Trust, including, without limitation, all right, title, interest, and privilege of Borrower/Mortgagor to any real property described in **Exhibit A** attached hereto. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee(s) has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust and applicable law.

Pursuant to Texas Property Code section 51.009, the Property will be sold "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER LENDER/MORTGAGEE NOR THE SUBSTITUTE TRUSTEE(S) MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY THE PURCHASER AT THE FORECLOSURE SALE. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

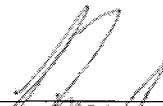
Pursuant to Texas Property Code section 51.0075(a), Substitute Trustee(s) reserves the right to set further reasonable conditions for conducting the Substitute Trustee's Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee(s).

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

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

Dated: February 9, 2026

Substitute trustee:



C. Charles Townsend
Hinshaw & Culbertson, LLP
1717 Main Street, Suite 3625
Dallas, Texas 75201
Telephone 945-229-6390

EXHIBIT A

The following real estate situated in Dallas County, Texas, together with all buildings, structures, and other improvements (such buildings, structures, fixtures and other improvements) now or hereafter situated thereon:

DESCRIPTION OF THE LAND

BEING a tract of land out of the D.A. Murdock Survey, Abstract No. 998, being in City Block No. 8472, City of Dallas, Dallas County, Texas and being all of that certain tract of land conveyed to Southwest Highland Meadows Partners, L.P. by Deed recorded in Volume 2001068, Page 6434, Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 1, Block A/8473 of Buckner Terrace Addition, Second Section, Third Installment, an Addition in the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 49, Page 17, of the Map Records of Dallas County, Texas, said corner also being on the Northeast line of Highland Road (a 70 foot ROW);

THENCE: S 45° 20' 57" W, 70.00 feet to the TRUE PLACE OF BEGINNING, a 1/2 inch iron rod found for corner, marking the Southwest ROW line of Highland Road (a 70 foot ROW);

THENCE: Along said Highland Road Southwest ROW line, the following:

S 43° 48' 06" E, 235.45 feet to a cross found at the beginning of a curve to the left having a central angle of 03° 33' 36", and a radius of 550.87 feet, a chord bearing and distance of S 45° 34' 28" E, 34.22 feet;

Along said curve in a Southeasterly direction, an arc distance of 34.23 feet to the end of said curve, a PK nail set for corner;

THENCE: Leaving the said Southwest line of Highland Road, S 21° 06' 39" W, 516.29 feet to a 1/2 inch iron rod found for corner;

THENCE: N 44° 26' 50" W, 483.28 feet to a 3/4 inch iron rod found for corner;

THENCE: N 45° 33' 10" E, 472.00 feet to the TRUE PLACE OF BEGINNING and containing 4.065 acres or 177,083 square feet of land.

Commonly known as:

2600 Highland Road, Dallas, Texas 75228

PREPARED BY AND RETURN
TO AFTER RECORDING:

C. Charles Townsend
Hinshaw & Culbertson, LLP
1717 Main Street, Suite 3625
Dallas, Texas 75201

Notice of Foreclosure Sale

FILED

February 5, 2026

2026 FEB -9 PM 12:51

Deed of Trust ("Deed of Trust"):

Dated: September 10, 2012

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Grantor: Cesar R. Martinez and Gabriela Ramirez

Trustee: C.E. Williams

Lender: AGN, LLC

Recorded in: INT201300056123 DD09102012 CO-DC

Legal Description: BEING LOT 18, IN BLOCK E/7470 OF CASA VIEW, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 59, PLAT RECORDS, DALLAS COUNTY, TEXAS.
[2211 SAN FRANCISCO, DALLAS, TX 75228]

Secures: Real Estate Note ("Note") in the original principal amount of \$59,989.61, executed by Cesar R. Martinez and Gabriela Ramirez ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: March 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and no later than three hours thereafter

Place: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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 AGN, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, AGN, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of AGN, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with AGN, LLC'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If AGN, LLC 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 AGN, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Trustee.

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



C.E. Williams, Esq.
4747 W. Northwest Highway
Ste. 120-190
Dallas, TX 75220
Telephone (214) 675-3800
Telecopier (214) 615-1386

Substitute Trustees
David Garvin
Jeff Benton
Brandy Bacon
Michelle Schwartz
Guy Wiggs
David Stockman
Donna Stockman
Janet Pinder
Jamie Dworsky
Angela Cooper Brown
Kelly Goddard
Leslie Shuler
Robin Shelton

Notice of Foreclosure Sale

FILED

February 5, 2026 2026 FEB -9 PM 12:51

Deed of Trust ("Deed of Trust"):

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Dated: June 18, 2019

Grantor: Grissel Hernandez Martinez and Victor Antonio Cruz Vazquez

Trustee: C.E. Williams

Lender: AGN, LLC

Recorded in: INT201900165937 DD06182019 CO-DC

Legal Description: BEING LOT 17, IN BLOCK C/6313 OF TANGLEWOOD, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 39, PAGE 101, PLAT RECORDS, DALLAS COUNTY, TEXAS.
[8817 MILVERTON, DALLAS, TX 75217]

Secures: Real Estate Note ("Note") in the original principal amount of \$134,900.00, executed by Grissel Hernandez Martinez and Victor Antonio Cruz Vazquez ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: March 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and no later than three hours thereafter

Place: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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 AGN, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, AGN, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of AGN, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with AGN, LLC'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If AGN, LLC 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 AGN, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Trustee.

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



C.E. Williams, Esq.
4747 W. Northwest Highway
Ste. 120-190
Dallas, TX 75220
Telephone (214) 675-3800
Telecopier (214) 615-1386

Substitute Trustees
David Garvin
Jeff Benton
Brandy Bacon
Michelle Schwartz
Guy Wiggs
David Stockman
Donna Stockman
Janet Pinder
Jamie Dworsky
Angela Cooper Brown
Kelly Goddard
Leslie Shuler
Robin Shelton

FILED

NOTICE OF FORECLOSURE SALE 2026 FEB -9 PM 2:30

Deed of Trust:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY DEPUTY

Dated: August 31, 2018
Grantor: TEXAS PRIDE LENDING LLC, A TEXAS LIMITED
LIABILITY COMPANY

Trustee: R. L. McCallum
Lender: Liberty Trust Company Custodian fbo GSI IRA #TC005897
Recorded in: Instrument #201800237853 recorded on September 5, 2018, in
the real property records of DALLAS COUNTY, Texas
Secures: Promissory Note ("Note") in the original principal amount of
\$120,000.00, executed by TEXAS PRIDE LENDING LLC, A
TEXAS LIMITED LIABILITY COMPANY ("Borrower"), with a
maturity date of September 1, 2048.

Legal Description:

LOT 5, BLOCK G/6868, HIGHLAND HILLS NO. 6, AN
ADDITION TO THE CITY OF DALLAS, DALLAS
COUNTY, TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN VOLUME 46, PAGE
53, PLAT RECORDS, DALLAS COUNTY, TEXAS; and
more commonly known as 4028 Mehalia Dr, Dallas, TX
75241

Transfer of Lien:

Transferor: Liberty Trust Company, Ltd. custodian fbo GSI IRA #TC005897
Transferee: Advanta IRA Services LLC fbo Gwen S. Irwin IRA #8008408
Recorded in: Instrument #201900347962 recorded on December 30, 2019, in
the real property records of DALLAS COUNTY, Texas.

Foreclosure Sale:

Date: Tuesday, March 3, 2026

Time: The sale of the Property will be held between the hours of 1:00
P.M. and 4:00 P.M. local time; the earliest time at which the
Foreclosure Sale will begin is 1:00 P.M. and not later than three
hours thereafter.

Place:

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 COMMISSIONERS COURT



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 Advanta IRA Services LLC fbo Gwen S. Irwin IRA #8008408's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee:

Bennett M. Wyse, Bennett M. Wyse, Ted Gambordella, 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, and/or Jeff Benton

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, ADVANTA IRA SERVICES LLC FBO GWEN S. IRWIN IRA #8008408, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of ADVANTA IRA SERVICES LLC FBO GWEN S. IRWIN IRA #8008408's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with ADVANTA IRA SERVICES LLC FBO GWEN S. IRWIN IRA #8008408'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 ADVANTA IRA SERVICES LLC FBO GWEN S. IRWIN IRA #8008408 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 ADVANTA IRA SERVICES LLC FBO GWEN S. IRWIN IRA #8008408. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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: _____

Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
P: 214-473-5551
F: 214-540-9333
Tgambordella@prattaycock.com
www.prattaycock.com

FILED

NOTICE OF FORECLOSURE SALE 2026 FEB -9 PM 2:29

Deed of Trust:

Dated: December 15, 2023
Grantor: RIVERS EDGE INVESTMENTS, LLC, a Texas Limited Liability Company
Trustee: Matthew C. Aycock
Lender: CLIFF SINGER DEFINED BENEFIT PLAN, a California Benefit Plan, as to an undivided 100% interest
Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company
Recorded: Instrument #202300253705, recorded on December 19, 2023, in the official Real Property (Deed) Records of DALLAS County, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$170,000.00, executed Josue Correa, Managing Member of and on behalf of RIVERS EDGE INVESTMENTS, LLC ("Borrower") and payable to the order of Lender
Maturity Date: June 15, 2024

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

Assignment of Mortgage:

Effective Date: September 4, 2024
Grantor: Cliff Singer Defined Benefit Plan, a California Benefit Plan
Lender: CR Lending, LLC, a Texas Limited Liability Company
Loan Servicer: Conrad Properties, LLC, a Texas Limited Liability Company
Recorded: Instrument #202400179361, recorded on September 5, 2024, in the official Real Property (Deed) Records of Dallas County, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$170,000.00

Assignment of Mortgage:

Effective Date: September 6, 2024
Grantor: CR Lending, LLC, a Texas Limited Liability Company
Lender: Trancus, LLC, a California Limited Liability Company
Loan Servicer: Conrad Properties, LLC, a Texas Limited Liability Company
Recorded: Instrument #202400181220, recorded on September 9, 2024, in the official Real Property (Deed) Records of Dallas County, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$170,000.00

Legal Description:

LOT 38, BLOCK NN/7135, GREENLEAF VILLAGE PHASE TWO, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2002144, PAGE 1584, MAP RECORDS, DALLAS COUNTY, TEXAS; and more commonly known as 2605 Leath Ct., Dallas, DALLAS COUNTY, Texas 75212



FORECLOSURE SALE:

Date: **Tuesday, March 3, 2026**

Time: The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.

Place: **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 DALLAS COUNTY COMMISSIONERS COURT**

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 or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: **Bennett M. Wyse, Ted Gambordella, Andrew Bui, ServiceLink Agency Sales and Posting, LLC, including: 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, and/or Leslie Shuler**

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, 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, or Loan Servicer'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 or Loan Servicer passes the Foreclosure Sale, then 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

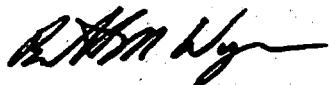
Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance 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, or Loan Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

SUBSTITUTE TRUSTEE:



Bennett M. Wyse, Substitute Trustee
Texas State Bar No. 24008315
PRATT AYCOCK, LTD.
5910 N. Central Expwy, Suite 920
Dallas, Texas 75206
Direct Office Tele: 469-807-3043
Main Tele: 214-473-5551
Email: bwyse@prattaycock.com

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: February 5, 2025
Grantor: F.A.N. 1 RE HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY
Trustee: Chris Ferguson, managing attorney of Jack O'Boyle and Associates, a professional limited liability company
Lender: Closing Capital, LLC, an Arizona limited liability company
Loan Servicer: Capital Fund I, LLC, an Arizona limited liability company
Recorded: Instrument #202500027069, recorded on February 11, 2025, in the official Real Property (Deed) Records of DALLAS COUNTY, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$226,940.00, executed by F.A.N. 1 RE HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower") and payable to the order of Lender
Maturity Date: February 1, 2026

Legal Description:

BEING LOT 12, IN BLOCK 10/6048, OF HIGHLAND OAKS ADDITION NO. THREE (3), INSTALLMENT NO. ONE (1), AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 46, PAGE 49 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; and more commonly known as 1426 Oak Meadows Dr, Dallas, TX 75232

FORECLOSURE SALE:

FILED

2026 FEB - 9 PM 2:29

JOHN F. WARREN
COUNTY CLERK
TIME: DEPUTY
Place: DALLAS COUNTY
BY

Tuesday, March 3, 2026

The sale of the Property will be held between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.

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 COMMISSIONERS COURT

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 or Loan Servicer's bid may be by credit against the



indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee:

Bennett M. Wyse, Ted Gambordella, 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, and/or Leslie Shuler

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, 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, or Loan Servicer'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 or Loan Servicer passes the Foreclosure Sale, then 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, or Loan Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED

HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.

SUBSTITUTE TRUSTEE:

By: 
Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **JR & PG PROPERTY GROUP LLC**, a Texas limited liability company dated June 22, 2023, and duly filed for record on June 26, 2023, in the Office of the County Clerk of Dallas County, Texas under Dallas County Clerk's Instrument No. 2023-202300125384 of the Official Public Records of Dallas County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Dallas County, Texas, to-wit:

Lot 18, Block 24/4320, of BELLEVUE, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 1, Page 475 of the Map and/or Plat Records of Dallas County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

**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, or
Leslie Shuler**

2026 FEB -9 PM 2:29
BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

FILED

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed



of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

MARCH 3, 2026

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash 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

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refile may be after the date originally scheduled for this sale.

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

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

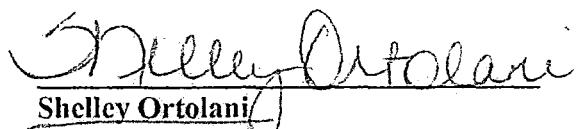
PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF

ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

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.



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, or
Leslie Shuler
Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **JR & PG PROPERTY GROUP LLC**, a Texas limited liability company, dated **March 31, 2023**, and duly filed for record on April 6, 2023, in the Office of the County Clerk of Dallas County, Texas under Dallas County Clerk's Instrument No. **2023-202300066682** of the Official Public Records of Dallas County, Texas, conveying to **MATT L. JANNER**, Trustee, the following described real property and improvements thereon in Dallas County, Texas, to-wit:

Lot 11, Block 2/6021, First Installment of HILANDALE ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 36, Page 83 of the Map and/or Plat Records of Dallas County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

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, or
Leslie Shuler

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

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as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and



WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

MARCH 3, 2026

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash 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

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refile may be after the date originally scheduled for this sale.

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

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

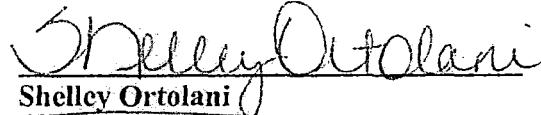
PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE

PROPERTY WILL BE SOLD IN AN "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. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

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.



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, or
Leslie Shuler
Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **JR & PG PROPERTY GROUP LLC**, a Texas limited liability company dated February 7, 2023, and duly filed for record on February 8, 2023, in the Office of the County Clerk of Dallas County, Texas under Dallas County Clerk's Instrument No. 2023-202300022952 of the Official Public Records of Dallas County, Texas, conveying to **MATT L. JANNER**, Trustee, the following described real property and improvements thereon in Dallas County, Texas, to-wit:

Lot 31, Block 2/2128 of LAGOW SCHOOL ADDITION to the City of Dallas, Texas, according to the Map thereof recorded in Volume 2, Page 89 of the Map Records of Dallas County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

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, or
Leslie Shuler

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the

3603 York Street

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY

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provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

MARCH 3, 2026

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash 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

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refile may be after the date originally scheduled for this sale.

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

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "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. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

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.

Shelley Ortolani

Shelley Ortolani
Mary Mancuso
Michele Hreha
Francesca Ortolani
Guy Wiggs
David Stockman
Brenda Wiggs
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Michelle Schwartz
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Angela Brown
Carol Dunmon
Payton Hreha
Jeff Benton, or
Leslie Shuler
Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS County

Deed of Trust Dated: October 11, 2006

Amount: \$320,000.00

Grantor(s): CHARLES MALLOY

Original Mortgagee: ARGENT MORTGAGE COMPANY, LLC

Current Mortgagee: CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

Mortgagee Servicer and Address: c/o CENLAR FSB, 425 Phillips Blvd., Ewing, NJ 08618

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 200600458068

Legal Description: BEING LOT 40, IN BLOCK E/5282, OF FOREST HILLS ADDITION, 2ND INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP THEREOF RECORDED IN VOLUME 83, PAGE 1530 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: March 3, 2026 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

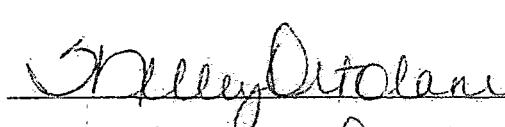
JOHN BEAZLEY OR LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, JOSHUA SANDERS, RAMIRO CUEVAS, MATTHEW HANSEN, WESLEY FOWLER-WILLIAMS, MICHELLE SCHWARTZ, GUY WIGGS, TIM LEWIS, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, DAVID STOCKMAN, BRENDA WIGGS, JEFF BENTON DENISE BOERNER, DONNA STOCKMAN, JOHN PHILLIP MARQUEZ, JANET PINDER, JAMIE DWORSKY, BRANDY BACON, KATHY ARRINGTON, CAROL DUNMON, JANE KLINE, PAYTON HREHA OR CHASITY LEWALLEN, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, LUIS TERRAZAS, BRUCE MILLER, DANIEL HART, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC, XOME INC., ANGELA BROWN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.); and state law, including Section 51.015 Texas Property Code. 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.

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.


Anthony Alan Garcia, ATTORNEY AT LAW
HUGHES, MATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-002812


Shelley Ortolani
Printed Name: Shelley Ortolani
c/o Tejas Trustee Services
14800 Landmark Blvd. Suite 650
Addison, TX 75254
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY

2026 FEB-9 PM 2:28

FILED

FILED

2026 FEB -9 PM 2:27

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY

Notice of Trustee's Sale

Date: February 9, 2026

Trustee: John Davenport

Trustee's Address: 16818 Dallas Parkway, Dallas,
Texas 75248

Mortgagee: Ceasons Holdings, LLC

Note: Note dated January 26, 2023 in the amount of \$490,000.00

Taxes: Delinquent Taxes for 2024 and 2025.

Deed of Trust

Date: January 26, 2023

Grantor: Texan Modern Custom Homes LLC, a Texas limited liability company,
whose state identification number is 802296599

Mortgagee: Ceasons Holdings, LLC

Recording information: Deed of Trust filed on January 30, 2023 in Instrument No.
2023-202300017807 of Official Public Records of Dallas
County, Texas

Property:

Lot 11, Block 15/6144, OF WALNUT HILL ESTATES, FIRST REVISION, an Addition
to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in
Volume 10, Page 194-A, Map Records of Dallas County, Texas, located at 3548 Fontana,
Dallas, Texas

County: Dallas

Date of Sale (first Tuesday of month): March 3, 2026

Time of Sale: 1:00 P.M.

Place of Sale: The North Side of the George Allen Courts Building facing 600 Commerce Street
Below the overhang, or as designated by the County Commissioners.

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.

John Davenport is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

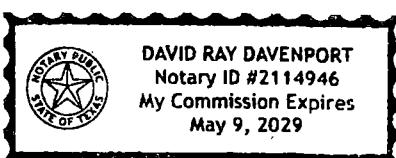

John Davenport

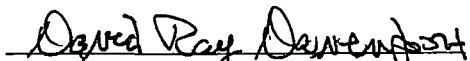
16818 Dallas Parkway, Dallas, Texas 75248

THE STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 9 day of February, 2026 by John Davenport.




Notary Public, State of Texas

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: March 7, 2025

Grantor: Justin D. Robinson

Trustee: Ronald K. Ballard

Lender: Greenwing Investments, LLC

Current Holder: Greenwing Investments, LLC

Recorded in: Deed of Trust, Dallas County, Texas as instrument number 202500048414.

Legal Description: BEING Lot 1, in Block E/4965 of WESTMORELAND HEIGHTS NO. 2, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 8, Page 39, Map Records of Dallas County, Texas;
Commonly known as: 3228 Emmett St, Dallas, Tx 75211;

Secures: Secured Promissory Note ("Note") in the original principal amount of \$170,000.00, executed by Justin D. Robinson, ("Borrower") and payable to the order of Lender, now held by Greenwing Investments, LLC.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Michael P. Gomez, Alex Londoff, or any of them acting alone.

Substitute Trustee's Addresses: David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Michael P. Gomez
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053

Alex Londoff
c/o 1244 Southridge Court
Suite 102

RECEIVED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
TEXAS
FEB 9 2026
2026 FEB -9 PM 2:27
FILED

Hurst, TX 76053

Foreclosure Sale:

Date: March 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 PM and not later than three hours thereafter.**

Place: Dallas County Courthouse, in Dallas County, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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

Date: February 4, 2026



David L. Pritchard
Michael P. Gomez
Attorney for Mortgagee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: September 15, 2022

Grantor: Texas Master Flipping LLC, a Texas limited liability company

Trustee: Ronald K. Ballard

Lender: Urban Coyote Holdings, LLC, a Texas limited liability company

Current Holder: Urban Coyote Holdings, LLC, a Texas limited liability company

Recorded in: Deed of Trust, Dallas County, Texas as instrument number 202200250289 and any modifications or extensions thereof

Legal Description: Lot 29, Block 2/4431, Lincoln Place, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 3, Page 145, Map Records, Dallas County, Texas;
Commonly known as: 2839 Frost Ave., Dallas, TX 75215;

Secures: Secured Promissory Note ("Note") in the original principal amount of \$30,000.00, executed by Texas Master Flipping LLC, ("Borrower") and payable to the order of Lender, now held by Urban Coyote Holdings, LLC.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Michael P. Gomez, Alex Londoff, or any of them acting alone.

Substitute Trustee's Addresses: David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Michael P. Gomez
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053

Alex Londoff
c/o 1244 Southridge Court
Suite 102
Hurst, TX 76053

2026 FEB-9 PM 2:27
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY *[Signature]*
RECEIVED
FILED

Foreclosure Sale:

Date: March 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 PM and not later than three hours thereafter.**

Place: Dallas County Courthouse, in Dallas County, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

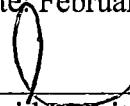
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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

Date: February 14, 2026



David L. Pritchard
Michael P. Gomez
Attorney for Mortgagee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 28th day of JULY, 2025, **TEXAN MODERN GROUP, LLC**, executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure **DFW INVESTOR LENDING, LLC**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 202500161498, of the Deed of Trust records of Dallas County, Texas; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3RD day of MARCH, 2026, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps at the east side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 3, BLOCK 4/7469, OF COUNTRY CLUB PARK, AN ADDITION TO THE CITY OF DALLAS TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 75, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 10932 DUNAWAY DRIVE, DALLAS, TEXAS.

WITNESS MY HAND, the 9 day of FEBRUARY, 2026.


DARRIN W. STANTON, TRUSTEE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY

2026 FEB-9 PM 4:06

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 12th day of DECEMBER, 2024, **TEXAN MODERN GROUP, LLC**, executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure **DFW INVESTOR LENDING, LLC**, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 202400253075, of the Deed of Trust records of Dallas County, Texas; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3rd day of MARCH, 2026, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps at the east side of the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 22 AND THE NORTHEAST 5 FT, OF LOT 21, IN BLOCK 23/1615, OF THE REVISED PLAT OF BLOCKS 6, 7, 14, 15, 23 AND 31, OF MOUNT AUBURN ADDITION, AN ADDITION TO THE CITY OF DALLAS TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 276, MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 601 CRISTLER AVENUE, DALLAS, TEXAS.

WITNESS MY HAND, the 9 day of FEBRUARY, 2026.


DARRIN W. STANTON, TRUSTEE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY

2026 FEB-9 PM 4:07

FILED

FILED

American Estate and Trust LC FBO David Campbell ROTH IRA, Noteholder
August REI LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

2026 FEB 10 PM 12:27

Jose David Pineda

Sandra Isabel Meza Matamoros

7715 Blossom Lane, Dallas, Texas 75227

Sent via first class mail and CMRR # 9489 0178 9820 3046 6953 27 on 02.10.2026

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Jose David Pineda and Sandra Isabel Meza Matamoros executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 201600298669, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of March, 2026

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Being Lot Ten (10) in Block "D"/6227 of Piedmont Addition, Fifth Installment, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof, recorded in Volume 25, Page 143, of the Map Records of Dallas County, Texas

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.

The senders of the notice also include those names listed below.

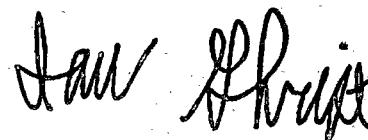
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



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

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on May 20, 2025, **4407 San Jacinto, LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of NIGHTINGALE LAW GROUP, PLLC, or Casey Marcin or Katie Wolfarth or Walker M. F. Smith, Trustee, which Deed of Trust secures the payment of that certain promissory note of even date therewith, executed by **4407 San Jacinto, LLC** and payable to the order of **Persimmon BridgeCo, LLC** \$2,362,500.00 in the original principal amount of \$2,362,500.00 (the "Note"), which Deed of Trust is recorded under Clerk's File No. 202500115980 in the Real Property Records of Dallas County, Texas, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

BEING part of Block 16/647, of Peak's Suburban Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 45, Page 56, Deed Records, Dallas County, Texas, same tract of land as conveyed to Tomaino Properties, LP, a Texas limited partnership, by deed recorded in Instrument No. 201500085231, Official Public Records, Dallas County, Texas and being described by metes and bounds:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being in the Northwest Right-of-Way line of San Jacinto Street (a 80 foot Right-of-Way), and the East corner of that tract of land of unknown ownership;

THENCE North 44 degrees 30 minutes 47 seconds West, along the unknown ownership tract, a distance of 201.00 feet to a point for corner, said corner being in the Southeast line of Lot 1A, Block 16/647, of PSD Ross Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in County Clerk's File No. 202100324222, Plat Records, Dallas County, Texas;

THENCE North 44 degrees 45 minutes 33 seconds East, along the Southeast line of said Lot 1A, a distance of 60.00 feet to a point for corner, said corner being in the Southeast line of that tract of land conveyed to Kathy D. Cook, by deed recorded in Volume 2005103, Page 2108, Deed Records, Dallas County, Texas, and the Northwest corner of that tract of land conveyed to Rousan Apartments LLC, by deed recorded in Instrument No. 201400148321, Official Public Records, Dallas County, Texas;

THENCE South 44 degrees 30 minutes 46 seconds East, along the Southwest line of said Apartments tract, passing a 1/2 inch iron rod found for witness, at a distance of 10.50 feet, and continuing a total distance of 201.00 feet to a point for corner, said corner being in the Northwest Right-of-Way line of said San Jacinto Street, from which a 60D nail found for witness bears, North 51 degrees 31 minutes 00 seconds West, a distance of 0.40 feet;

THENCE South 44 degrees 45 minutes 19 seconds West, along the Northwest Right-of-Way line of said San Jacinto Street, a distance of 60.00 feet to the POINT OF BEGINNING and containing 12,059 square feet or 0.28 acres of land, more or less, commonly known as 4407 San Jacinto Street, Dallas, Texas 75204; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Jeff Benton, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

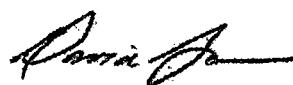
WHEREAS, defaults have occurred under the Note and/or in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Persimmon BridgeCo, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, March 03, 2026**, being the first Tuesday of such month, at the county courthouse of **Dallas County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **11 AM**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, March 03, 2026**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of February 10, 2026.



Signature

David Garvin, Substitute Trustee
Printed Name

Matter No. 2109

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

2026 FEB 14 SSB
FILED
**NOTICE OF FORECLOSURE SALE
("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 OF NOTICE: February 10, 2026

INSTRUMENT TO BE FORECLOSED: Deed of Trust ("Deed of Trust")

DATED: August 25, 2023

GRANTOR: Juan Carlos Ruiz Loera & Ma. Leticia Garcia Barbosa

TRUSTEE: Ashleigh Renfro

LENDER: Texas Pride Lending, LLC

CURRENT HOLDER: CNR Invest, LLC - Series OF 1 (RS), a registered Series of CNR Invest, LLC

RECORDED IN: Deed of Trust is recorded under Instrument Number 202300174729 of the real property records of Dallas County, Texas; thereafter on August 31, 2023, being assigned under Instrument Number 202300191979 of the Real Property Records of Dallas County, Texas.

LEGAL DESCRIPTION & PROPERTY TO BE SOLD: LOT 13 IN BLOCK 1/6002 OF SECOND INSTALLMENT, MARSALIS PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 25, PAGE 61, MAP RECORDS, DALLAS COUNTY, TEXAS.

(MORE COMMONLY KNOWN AS: 4147 HUCKLEBERRY CIRCLE, DALLAS, TEXAS 75216)

OBLIGATION SECURE:

Deed of Trust or Contract Lien executed by Juan Carlos Ruiz Loera & Ma. Leticia Garcia Barbosa, securing the payment of the indebtedness in the original principal amount of \$189,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) any and all modifications, renewals, and extensions of the Promissory Note. CNR Invest, LLC - Series OF 1 (RS), a registered Series of CNR Invest, LLC, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: March 3, 2026

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

PLACE: *NORTH SIDE OF THE GEORGE L. ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.001 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORECLOSURE SALES ARE TO TAKE PLACE*

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 the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro, AND/OR Ashley Tarver AND/OR Joseph Juarez

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, CNR Invest, LLC - Series OF 1 (RS), a registered Series of CNR Invest, LLC, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of CNR Invest, LLC - Series OF 1 (RS), a registered Series of CNR Invest, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with CNR Invest, LLC - Series OF 1 (RS), a registered Series of CNR Invest, LLC'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, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If CNR Invest, LLC - Series OF 1 (RS), a registered Series of CNR Invest, LLC, 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 CNR Invest, LLC - Series OF 1 (RS), a registered Series of CNR Invest, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to section 51.0075(a) of the Texas Property Code, any Trustee or 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 Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229
Phone: 972-708-4425
Fax: 972-521-6413

Notice Pursuant to Section 51.0025 of the Texas Property Code

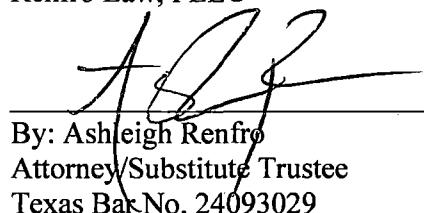
DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, CNR Invest, LLC - Series OF 1 (RS), a registered Series of CNR Invest, LLC. This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf

of DIA Servicing, LLC, and your Lender, CNR Invest, LLC - Series OF 1 (RS), a registered Series of CNR Invest, LLC Contact information for DIA Servicing, LLC, may be found below:

DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229

Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com

Renfro Law, PLLC


By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

CERTIFICATION OF MAILING

Juan Carlos Ruiz Loera
Ma. Leticia Garcia Barbosa
4147 Huckleberry Circle
Dallas, Texas 75216

DATE SENT: FEBRUARY 10, 2026
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR # 9589-070-3270-2687-9873-05

BY: 

I HEREBY CERTIFY THAT ON FEBRUARY 10, 2026, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.


Ashleigh Renfro

FILED

2026 FEB 10 PM 1:11

JOHN F. WARREN
COUNTY CLERK

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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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 6, 2026

NOTE: Promissory Note described as follows:

Date: August 3, 2023

Maker: Waskom Enterprises LLC, a Texas limited liability company

Payee: B1BANK, a Louisiana banking corporation

Original Principal Amount: \$10,338,750.00

DEED OF TRUST: Deed of Trust, Security Agreement, Assignment of Leases, Assignment of Rents, and Financing Statement described as follows:

Date: August 3, 2023

Grantor: Waskom Enterprises LLC, a Texas limited liability company

Trustee: Matthew Greenman

Beneficiary: B1BANK, a Louisiana banking corporation

Recorded: Instrument No. 202300157817 in the Official Records of Dallas County, Texas

LENDER: B1BANK, a Louisiana banking corporation

BORROWER: Waskom Enterprises LLC, a Texas limited liability company

PROPERTY: The real property described on Exhibit A, together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: ABSTRACTS/TRUSTEES OF TEXAS, LLC, K. BLAIR BENNETT, and JOE REIMER

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

March 3, 2026, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

North side of the George Allen Court's Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of

Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of February 6, 2026.



Joe Reimer, Substitute Trustee

After recording, please return original to:

Phelps Dunbar LLP
2102 E SH 114, Suite 207
Southlake, Texas 76092
Attn: Joe Reimer

EXHIBIT A

Tract 1: (2259 Monitor Street, Dallas, TX)

BEING LOT 10, IN BLOCK 63/6055, OF EIGHTEENTH INSTALLMENT OF THE TRINITY INDUSTRIAL DISTRICT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 40, PAGE 25, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET IN THE SOUTHWEST LINE OF MONITOR STREET, A 80' RIGHT-OF-WAY, AT THE COMMON NORTHERLY CORNER OF LOT 9, OF SAID BLOCK 63/6055, AND SAID LOT 10:

THENCE SOUTH 29°53'50" WEST, A DISTANCE OF 195.39' TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET AT THE COMMON SOUTHERLY CORNER OF SAID LOTS 9 AND 10 AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°46"41", A RADIUS OF 336.60", AND A CHORD BEARING AND DISTANCE OF NORTH 41°43"16" WEST, 63.23";

THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 63.32" TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET AT THE COMMON SOUTHERLY CORNER OF SAID LOT 10 AND 11 OF SAID BLOCK,

THENCE NORTH 29°53"50" EAST, A DISTANCE OF 175.45' TO AN X SET IN THE SAID SOUTHWEST LINE OF MONITOR STREET, AT THE COMMON NORTHERLY CORNER OF SAID LOTS 10 AND 11,

THENCE SOUTH 60°06"10" EAST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 60.00' TO THE PLACE OF BEGINNING AND CONTAINING 11,188 SQUARE FEET OR 0.257 OF AN ACRE OF LAND.

Tract 2: (2278 Monitor Street, Dallas, TX)

Being Lot 17 and the Northwest 22.25 feet of Lot 18, In Block 62/6055, of TRINITY INDUSTRIAL DISTRICT, EIGHTEENTH INSTALLMENT, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 40, Page 25, of the Map Records of Dallas County, Texas.