

FILED

Garcia  
Dallas County

Notice of Foreclosure Sale

2026 FEB 10 PM 12:53

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

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

Being Lot 4, in Block 5/1838, of SUNNYSIDE ADDITION, ~~an Addition to the City of Dallas,~~ Texas, according to the Map thereof recorded in Volume 1, Page 482, of the Map Records of Dallas County, Texas.

(also known as: 3814 Copeland St., Dallas, Dallas County, Texas 75210)

**Instrument to be Foreclosed.** The instrument to be foreclosed is the deed of trust recorded as Document Number 201200234017 on August 8, 2012 in the real property records of Dallas County, Texas.

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

Date: Tuesday, March 3, 2026

Time: The sale will begin no earlier than 11:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 2:00 p.m.

Place: In Dallas County, in which the Property is located, at the area of the courthouse designated by the Commissioner's Court where foreclosure sales are to take place, or if no such designation has been made, on the Courthouse steps.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

**Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust or applicable law permitting the beneficiary thereunder to have its bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be 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. The sale shall 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 the deed of trust, the beneficiary has the right to direct the trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

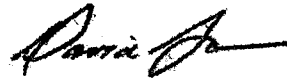
**Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

**Obligations Secured.** The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described including but not limited to the Real Estate Lien Note dated July 23, 2012 in the original principal amount of \$62,000.00, executed by Moises Garcia (aka Moises Garcia Hernandez and Armida Soto (aka Armida Soto Saldaña), and payable to the order of Mortgage-chek, LLC, beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Mortgage-chek, LLC, P.O. Box 831351, Richardson, Texas 75083 / Mortgagechek@gmail.com

**Default and Request to Act.** Default has occurred under the deed of trust, and the beneficiary has requested that the trustee conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: February 10, 2026



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David Garvin  
Jeff Benton  
Brandy Bacon  
Guy Wiggs  
David Stockman  
Donna Stockman  
Janet Pinder  
Jamie Dworsky  
Angela Cooper Brown  
Leslie Shuler  
Robin Shelton  
Each a Substitute Trustee

c/o Foreclosure Services  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

**FILED**

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**2026 FEB 10 PM 12: 53**

STATE OF TEXAS

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COUNTY OF **DALLAS**

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KNOW ALL MEN BY THESE PRESENTS  
JOHN F. WARREN  
CLERK OF THE COUNTY  
DALLAS COUNTY

BY \_\_\_\_\_ DEPUTY

WHEREAS, by Deed of Trust, dated **SEPTEMBER 1, 2023**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202300182903** of the Deed Records of **DALLAS** County, Texas, executed by **CRISTINA RODELA**, to **CARRIE WAIBEL OR ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

**AND RE-RECORDED TO CORRECT THE LENDER'S NAME, FILED ON OCTOBER 21, 2024, UNDER INSTRUMENT #202400211325 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.**

**LOT 15, BLOCK 14/5975 OF SECOND SECTION OF WYNNEWOOD ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12, PAGE 25, MAP RECORDS, DALLAS COUNTY, TEXAS.**

**aka: 2622 Wynnewood Dr., Dallas, TX 75224.**

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$252,000.00** executed by **CRISTINA RODELA**, and made payable to **First Funding Investments, Inc.**

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

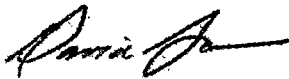
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 3rd day of MARCH, 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 venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **DALLAS County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

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

WITNESS MY HAND this **6th** day of **FEBRUARY 2026**.



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David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Leslie Shuler or Robin Shelton as Substitute Trustee

FOR INFORMATION CONTACT: 8101 BOAT CLUB ROAD, STE 320  
FORT WORTH, TX 76179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**FILED**

**2026 FEB 10 PM 12:54**

STATE OF TEXAS

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COUNTY OF DALLAS

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KNOW ALL MEN BY THESE PRESENTS

BY \_\_\_\_\_ DEPUTY

JOHN F. WARREN  
COUNTY CLERK

WHEREAS, by Deed of Trust, dated **AUGUST 29, 2022**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202200234473** of the Deed Records of **DALLAS** County, Texas, executed by **YOLIS RUEDA**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS INC**, the property situated in the County of **DALLAS**, Texas, to wit:

**LOT 25, BLOCK 1/4380, RESUBDIVISION OF LEA CREST ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGE 351, PLAT RECORDS, DALLAS COUNTY, TEXAS.**  
**aka: 2014 Stovall Dr., Dallas, TX 75216.**

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$170,000.00** executed by **YOLIS RUEDA**, and made payable to **First Funding Investments, Inc.**;

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 3rd day of MARCH, 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 venue to the highest bidder for cash; provided that the owner of the

2014 Stovall Dr., Dallas, TX 75216.

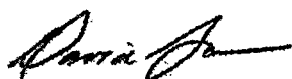
Page 1 | 2

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

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

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

WITNESS MY HAND this 6th day of **FEBRUARY 2026**.



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 or Robin Shelton as Substitute  
Trustee

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

**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:** Commercial Promissory Note, as renewed, modified, or extended, described as follows:

Date: October 8, 2020  
Maker: CLS Cattle and Livestock LLC  
Payee: Loan Funder LLC, Series 15305  
Original Principal Amount: \$170,950.00

**DEED OF TRUST:** Commercial Deed of Trust, Security Agreement, and Fixture Filing, described as follows:

Date: October 8, 2020  
Grantor: CLS Cattle and Livestock LLC  
Trustee: Glenn Adams, PC  
Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as a nominee for Payee and Payee's successors and assigns  
Recorded: Document No. 202000283228 Real Property Records, DALLAS County, Texas

**LENDER:** Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust IX-A

**BORROWER:** CLS Cattle and Livestock LLC

**PROPERTY:** The real property described as follows:

Commonly known as: 2166 VAN CLEAVE DRIVE, DALLAS, TEXAS 75216

Legally described as: LOT 23, IN BLOCK A/5857, OF CEDAR CREST COUNTRY CLUB ESTATES PART 2-SECTION M-1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 17, PAGE 383, OF THE MAP RECORDS OF DALLAS

FILED  
2026 FEB 10 PM 12:34  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** 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

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700  
Dallas, Texas 75231

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

MARCH 3, 2026, the first Tuesday of the month, to commence at 11:00 AM or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In DALLAS County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

**RECITALS**

Default has occurred in the payment of the Note and/or 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.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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, I, as 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

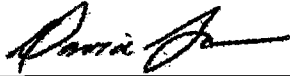


Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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

EXECUTED effective as of FEBRUARY 6, 2026

SUBSTITUTE TRUSTEE

Sign: 

Print: David Garvin

**Notice of Foreclosure Sale**

**FILED**

**Date:** January 28, 2026

**2026 FEB 10 PM 12: 54**

**Governing Documents:** Described as follows:

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY \_\_\_\_\_ DEPUTY

Association: Dallas PV Homeowners Association, INC.

Filed Date: 08/28/2018

Recorded: Document Number 201800232280 in the Real Property Records of Dallas County, Texas

Debtor(s): Marcus Bowman and Lakesha Johnson

Legal Description: Being Lot Four (4) in Block 3/6798 of Parkway Village-Phase 1, an addition to the city of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2004200, Page 181 of the Map records of Dallas County, Texas.

Local Address: 9908 Chilmark Way, Dallas, TX 75227

Order Information: Cause No. . **DC-25-08095**; 298<sup>th</sup> Judicial District Court of Dallas County, Texas; Signed on October 29, 2025.

**Substitute Trustee:** David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, James W. King, Renee Roberts, Marc Henry & Edye Patterson

**Substitute Trustee's Address:** 6420 WELLINGTON PLACE, BEAUMONT, TEXAS 77706

**Foreclosure Sale:**

**Date:** 03/03/2026

**Time:** The sale of the Property will be held between the hours of **11AM-2PM**, local time; the earliest time at which the Foreclosure

Sale will begin is 11:00 a.m. and not later than three hours thereafter.

**Place:** North Side of the George Allen Courts Building Facing Commerce Street below the overhang 600 Commerce Street, Dallas, TX 75202 Or as 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 the Association's or its assignees' bid may be by credit against the indebtedness.

**Recitals:**

Default has occurred due to a failure to pay the Assessments due to the Association. Because of that default, the Association has requested Substitute Trustee to sell the Property.

Formal notice is hereby given of the Association's election to proceed against and sell the real property described in the Governing Documents in accordance with the Association's rights and remedies under the Governing Documents and as authorized by the Order.

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 Governing Documents, and applicable Texas law.

If the Association 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 Governing Documents and Texas law.

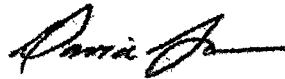
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Governing Documents, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Governing Documents. 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 Governing Documents.** 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.**

Dated: February 10, 2026



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, James W. King, Renee Roberts, Marc Henry & Edye Patterson  
Substitute Trustee  
6420 Wellington Place  
Beaumont, Texas 77706  
(409) 860-9000 – Telephone  
(409) 860-9199 – Facsimile  
[jwk@offermanking.com](mailto:jwk@offermanking.com)

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.**

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2026 FEB 10 PM 12: 54

THE STATE OF TEXAS       §  
                                      §  
COUNTY OF DALLAS       §

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

WHEREAS, **2425 Cedar Springs, LLC** executed and delivered a certain *Deed of Trust, Assignment of and Rents, Security Agreement and Fixture Filing* (the "Deed of Trust") dated as of May 5, 2025, conveying to Benchmark Title Company, as Trustee, the real and personal property described in that Deed of Trust, which is recorded in the Official Public Records of Dallas County, Texas, as follows:

DATE RECORDED

DOCUMENT NO.

May 6, 2025

202500092490

WHEREAS, the undersigned has been appointed as a Substitute Trustee under this Deed of Trust; and

WHEREAS, the indebtedness secured by this Deed of Trust has matured (whether by acceleration or otherwise) and remains outstanding and delinquent (after demand for payment in full therefor having been made and remaining unperformed), and **Medalist Partners Asset-Based REIT III**, the owner and holder of the indebtedness secured by this Deed of Trust and the due and lawful Beneficiary thereunder, has requested that the Substitute Trustees exercise the power to sell this Property (as defined below).

NOW, THEREFORE, notice is hereby given that at **11:00 a.m.** (or within three hours thereafter) on **Tuesday, March 3, 2026**, I will sell:

- the real property described on the attached Exhibit "A" (the "Real Property"), and

- the other property (whether real property, personal property, fixtures or otherwise) which is (i) described in the Deed of Trust and (ii) located on, affixed to or otherwise appurtenant to that Real Property (collectively, the “Property”).

The Property described above shall be sold to the highest bidder. The sale shall be conducted in accordance with the Deed of Trust and the Texas Property Code in the area designated by the Commissioners Court of Dallas 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) at the date and time of the sale indicated herein above.

**Medalist Partners Asset-Based REIT III**, the owner and holder of the indebtedness secured by the Deed of Trust, reserves the right to credit-bid at this sale. Except for any such credit-bid, the purchase price set forth in the final bid accepted by the Substitute Trustee is due and payable in cash (or cashier's checks) without delay upon acceptance of the bid.

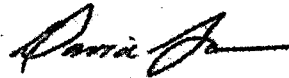
In accordance with TEX. BUS. & COMM. CODE §22.004, the winning bidder at the foreclosure sale, other than the owner and holder of the indebtedness, shall provide the following information to the Substitute Trustee at the time the Substitute Trustee completes the sale:

- (1) the name, address, telephone number, and e-mail address of the bidder and of each individual tendering or who will tender the sale price for the winning bid;
- (2) if the bidder is acting on behalf of another individual or organization, the name, address, telephone number, and e-mail address of the individual or organization and the name of a contact person for the organization;

- (3) the name and address of any person to be identified as the grantee in the Trustee's Deed;
- (4) the purchaser's tax identification number;
- (5) a government-issued photo identification to confirm the identity of each individual tendering funds for the winning bid; and
- (6) any other information reasonably needed to complete the Substitute Trustee's duties and functions concerning the sale.

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

EXECUTED this 10 day of February, 2026.



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Substitute Trustee

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

Attn: Thomas C. Scannell, Esq.  
Foley & Lardner, LLP  
2021 McKinney Avenue, Suite 1600  
Dallas, TX 75201  
214-999-3000  
[tscannell@foley.com](mailto:tscannell@foley.com)

**Exhibit A**

**Real Property**

2425 Cedar Springs Road, Dallas, TX 75201

**Legal Description:**

BEING a tract of land situated in the J. Grigsby Survey, Abstract No. 495, Dallas County, Texas, and being Lots 10, 11 & 12, Block 5/944, Green & Smith Subdivision and Partition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 233, Page 461, Deed Records, Dallas County, Texas, same being that tract of land described in General Warranty Deed to Cristopher A. Marlett and Anthony DiGiandomenico recorded in Instrument Number 201600037437, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod set with plastic yellow cap stamped "TXHS" for the southern point of a clip corner at the east corner of Lot 2A, Block 7/944, Pillsbury Peters Fine Art Addition, and addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2000180, Page 1705, Deed Records, Dallas County, Texas, same lying in the west right-of-way line of Cedar Springs Road (variable width right-of-way), same being the north corner of said Lot 10, Block 5/944;

THENCE South 05 degrees 04 minutes 35 seconds East, along the said west right-of-way line of Cedar Springs Road, a distance of 201.48 feet to an "X" cut set in concrete at the intersection of said west right-of-way line of Cedar Springs Road and the northeast right-of-way line of a 16 foot alley;

THENCE North 45 degrees 40 minutes 00 seconds West, along the said northeast right-of-way line of a 16 foot alley, a distance of 153.00 feet to a 5/8 inch iron rod found for the south corner of said Lot 2A, Block 7/944;

THENCE North 44 degrees 20 minutes 02 seconds East, along the southeast line of said lot 2A, Block 7/944, a distance of 131.09 feet to the POINT OF BEGINNING and containing 10,028 square feet or 0.230 acres of land more or less.

2913 Fairmount Street, Dallas, TX 75201

**Legal Description:**

Being Lot 2A, Block 7/944 of Pillsbury Peters Fine Art Addition, an addition to the City of Dallas, Texas, recorded in Volume 2000180, Page 1705 of the Map Records of Dallas County, Texas, same tract of land being conveyed to Gategreen Partners LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 200900013291, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 60D nail found for corner at the intersection of the Southwest line of Fairmount Street (a variable with right-of-way) and the West line Cedar Springs Road (a 80 foot right-of-way);

Thence South 05 degrees 04 minutes 40 seconds East along the West line of said Cedar Springs Road, a distance of 35.83 feet to a point for corner, from which a 3/4 inch iron pipe found bears North 67 degrees 33 minutes 02 seconds East, a distance of 0.36 feet for witness, said point being North corner of a tract of land conveyed to MDB Capital Group, LLC, a California limited liability company by General Warranty Deed recorded in Instrument No. 201200337705, Official Public Records, Dallas County, Texas;

Thence South 44 degrees 20 minutes 00 seconds West along the Northwest line of said MOB Capital Group tract, a distance of 131.09 feet to a 5/8 inch iron rod found for corner, said point being the West corner of said MDB Capital Group tract, and being in the Northeast line of a 16 foot alley right-of-way;

Thence North 45 degrees 40 minutes 00 seconds West along the Northeast line of said alley, a distance of 200.00 feet to an "X" found for corner, said point being the South corner of a Lot 8, Block 7/944 of Amended Map North Dallas Improvement Co. Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 106, Page 258, Map Records, Dallas County, Texas;

Thence North 44 degrees 20 minutes 00 seconds East along the Southeast line of said Lot 8, a distance of 154.40

feet to a 1-inch iron pipe found for corner, said point being the East corner of said Lot 8, and being in the Southwest line aforementioned Fairmount Street;

Thence South 45 degrees 40 minutes 00 seconds East along the Southwest Line of said Fairmount Street, a distance of 172.79 feet to the Point of Beginning and containing 30,563 Square Feet or 0.70 of an acre of land.

2917, 2921 & 2923 Fairmount Street, Dallas, TX 75201

#### Legal Description:

BEING all of Lots 8 and 10 and part of Lot 12, Block 7/944 of AMENDED MAP NORTH DALLAS IMPROVEMENT CO. ADDITION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 106, Page 258 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner in the southwest R.O.W. line of Fairmount Street (a variable width R.O.W.), and being N 45°40'00" W, 172.79' from the present intersection of the southwest line of Fairmount Street with the west R.O.W. line of Cedar Springs Road (an 80' R.O.W.); said point being the common east corner of said Lot 8 and the north corner of Lot 2A, Block 7/944 of Pillsbury Peters Fine Art Addition, an addition to the City of Dallas, Dallas



County, Texas, recorded Volume 2000180, Page 1705 of the Map Records of Dallas County, Texas;

THENCE S 44°20'00" W, 154.40' along the common line of said Lots 8 and 2A to a cross found for corner in the northeast line of a 16' wide alley;

THENCE N 45°40'00" W, 140.00' along the northeast line of said 16' wide alley to a 5/8" iron rod set at the south corner of that same tract of land described in deed to Reilly/Parkway Limited Partnership, recorded in Volume 90048, Page 2005 of the Deed Records of Dallas County, Texas;

THENCE N 44°20'00" E, 154.40' along the southeast line of said Reilly/Parkway Limited Partnership property to a 3/4" iron pipe found for corner in the southwest line of Fairmount Street;

THENCE S 45°40'00" E, 140.00' along the southwest line of Fairmount Street to the Point of Beginning and containing 21,616.00 square feet or 0.4962 acres of land.

NOTICE OF FORECLOSURE SALE

FILED

Notice is hereby given of a public non-judicial foreclosure sale.

2026 FEB 10 PM 12:54

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

LOT 20, BLOCK D/8813, SHADY OAKS ESTATES PHASE 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200600403943, PLAT RECORDS, DALLAS COUNTY, TEXAS. APN #: 00-88130-00D-020-0000

JOHN F. WARREN  
COUNTY CLERK

DALLAS COUNTY

BY \_\_\_\_\_

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

Date: March 3, 2026

Time: The sale shall begin no earlier than 11:00 AM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 PM.

Place: DALLAS County, on the north side of the George Allen Courts Building facing Commerce Street below the overhang in Dallas, TX, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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, 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. 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 51.0075(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. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Mayra Cardoso and Jose Cardoso ("Debtor's") and John Paniagua and Maria Ysabel Cardoso ("Pro Forma"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated June 5, 2023 and executed by Debtor in the Original Principal Amount of \$310,650.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of LB-Treehouse Series VI Trust, 323 5th Street, Eureka, CA 95501. The Deed of Trust is dated June 5, 2023, designating Shawn P. Black as the Original Trustee and is recorded in the office of the County Clerk of DALLAS County, Texas, under Instrument No. 2023-202300113113, of the Real Property Records of DALLAS County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 5th Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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

DATED February 10, 2026



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, Richard E. Anderson, Ray Vela, Cesar DelaGarza

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

## NOTICE OF SALE BY TRUSTEE AND SUBSTITUTE TRUSTEE

THE STATE OF TEXAS  
COUNTY OF DALLAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, TRUE FAITH CHURCH, A TEXAS NONPROFIT CORPORATION ("Borrower") became indebted to DURAL CREST FUNDING, LLC ("Lender"), as evidenced by that certain real estate lien note (the "Note"), dated April 21, 2025, in the original principal amount of **ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00)**, executed and delivered by Borrower to the order of DURAL CREST FUNDING, LLC as payee, bearing interest and being due and payable as therein provided; and

WHEREAS, the indebtedness evidenced by the Note (the "Indebtedness") is secured by, among other items, that certain Deed of Trust (the "Deed of Trust") dated of even date with the Note, executed by Borrower, to **SARA E. DYSART, Trustee**, for the benefit of Lender, said Deed of Trust being filed for record and recorded under Clerk's Document No. 202500082592, of the Official Public Records of Dallas County, Texas, covering the Real Property described as follows, to-wit:

**Being a tract of land situated in the James K. Sloan Survey, Abstract No. 1310, City of Dallas, Dallas County, Texas, and being a portion of City Blocks 5144 and 5146, Official City Numbers in the City of Dallas, and being a tract of land conveyed to True Faith Church (Tract 2), by deed recorded in Volume 2000193, Page 8146, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.**

along with any and all appurtenances, improvements, fixtures and personal property of any kind located thereon or pertaining thereto, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the "Premises")

2026 FEB 10 PM 12:55

FILED

WHEREAS, to the full extent the Deed of Trust or any other security agreement held by Lender covers both real and personal property, including, without limitation, any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of the Property, including, without limitation, all reservations of or commitments or letters covering any such use in the future, any of said personal property which is part of the Premises or which is otherwise covered by a lien or security interest in favor of Lender will be hereinafter included in the definition of Premises as used herein and sold at public sale, hereinafter described, pursuant to Section 9.501(d) of the Texas Uniform Commercial Code;

WHEREAS, **DURAL CREST FUNDING, LLC** ("Beneficiary") is the current holder and owner of the Deed of Trust and the note secured thereby; and

WHEREAS, there may be certain leases, rental agreements, easements and/or other matters (collectively, the "Other Matters") covering and/or affecting the Premises currently in existence;

WHEREAS, the liens securing the payment of the Indebtedness may be senior and superior to one or more of the Other Matters and junior and inferior to one or more of the Other Matters;

WHEREAS, with respect to the liens securing the payment of the Indebtedness, which are senior to the Other Matters and may not so subordinate liens to one or more of the Other Matters;

WHEREAS, in the event Lender/Beneficiary chooses to subordinate its liens securing the Indebtedness of any Other Matters, such decision will be announced at the foreclosure sale;

WHEREAS, default has been made in the payment of the Note and the Indebtedness, and the Note is now unpaid, delinquent and in default;

WHEREAS, Lender/Beneficiary has given all required notices to Borrower and any and all other necessary parties with regard to the defaulted Indebtedness or such notices to such other necessary parties have been waived;

WHEREAS, pursuant to the authority granted in the Deed of Trust, Lender/Beneficiary has appointed **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER BROWN AND KELLY GODDARD**, to act jointly or separately as Substitute Trustee along with **SARA E. DYSART**, Trustee, under the Deed of Trust pursuant to a duly authorized and executed appointment document;

WHEREAS, Lender/Beneficiary has requested the undersigned to enforce the liens of the Deed of Trust by sale of the Premises in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas and has instructed the undersigned to offer the Property for sale toward the satisfaction of the Note; and

WHEREAS, the undersigned Trustee and/or Substitute Trustee, acting upon the request of said Lender/Beneficiary, by these presents is hereby posting, filing, and giving notice of foreclosure of the Deed of Trust and the lien thereto in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.

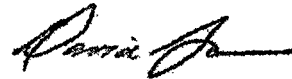
**NOW, THEREFORE, I, the undersigned, SARA E. DYSART and/or DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER BROWN AND KELLY GODDARD**, acting jointly or separately as Trustee or Substitute Trustee, do hereby give notice that after due publication of this notice as required by law and the Deed of Trust, I will sell the Premises at public venue, to the highest bidder or bidders, for cash, which sale will begin no earlier than 11:00a.m. and not later than 2:00p.m. on the first Tuesday in March next, the same being March 3, 2026 at the County Courthouse in Dallas County, Texas, in the area where foreclosure sales are to take place as designated by the Commissioner's Court of said county, said designation having been recorded in the Official Public records of said county.

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.

THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE  
FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**THE ADDRESS OF SARA E. DYSART, TRUSTEE AND DAVID GARVIN, JEFF BENTON,  
BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA  
STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER BROWN AND KELLY  
GODDARD, SUBSTITUTE TRUSTEE, IS 206 PRIMERA DRIVE, SAN ANTONIO, TEXAS 78212.  
ALL INQUIRIES SHOULD BE SENT TO THIS ADDRESS.**

EXECUTED on this the 10 day of February 2026.



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

AFTER FILING RETURN TO:  
SARA E. DYSART  
Attorney at Law  
206 Primera Drive  
San Antonio, Texas 78212

## EXHIBIT "A"

Being a tract of land situated in the James K. Sloan Survey, Abstract No. 1310, City of Dallas, Dallas County, Texas, and being a portion of City Blocks 5144 and 5146, Official City Numbers in the City of Dallas, and being a tract of land conveyed to True Faith Church (Tract 2), by deed recorded in Volume 2000193, Page 8146, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron pipe found for corner, said corner being the West corner of a tract of land conveyed to True Faith Church (Tract 1), by deed recorded in Volume 2000193, Page 8146, Deed Records, Dallas County, Texas, said corner being along the Northeast right of way line of Veterans Drive (60 foot right of way);

THENCE North 30 degrees 56 minutes 55 seconds West, along the Northeast right of way line of said Veterans Drive, a distance of 298.47 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the beginning of a non-tangent curve to the left, with a radius of 1534.77 feet, a delta angle of 16 degrees 31 minutes 24 seconds, a chord bearing of North 38 degrees 53 minutes 31 seconds West, and a chord length of 441.07 feet;

THENCE along said curve to the left, along the Northeast right of way line of said Veterans Drive, an arc length of 442.61 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of a tract of land conveyed to City of Dallas, by deed recorded in Volume 4727, Page 459, Deed Records, Dallas County, Texas;

THENCE North 59 degrees 36 minutes 22 seconds East, along the Southeast line of said City of Dallas tract, a distance of 359.82 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Southwest right of way line of a 7.5 foot alley;

THENCE South 30 degrees 51 minutes 04 seconds East, along the Southwest right of way line of said 7.5 foot alley, a distance of 737.50 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Northwest line of said True Faith Church (Tract 1);

THENCE South 60 degrees 08 minutes 33 seconds West, along the Northwest line of said True Faith Church (Tract 1) tract, a distance of 297.65 feet to the POINT OF BEGINNING and containing 228,138 square feet or 5.24 acres of land.



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 1/21/2022	<b>Grantor(s)/Mortgagor(s):</b> SUPREME MARKETING GROUP, LLC
<b>Original Beneficiary/Mortgagee:</b> URBAN COYOTE HOLDINGS LLC	<b>Current Beneficiary/Mortgagee:</b> Citibank, N.A., not in its individual capacity but solely as Owner Trustee for Barclays Mortgage Loan Trust 2022-NQM1
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 202200047455	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1601 LBJ Freeway, Farmers Branch, TX 75234
<b>Date of Sale:</b> 3/3/2026	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 27, BLOCK 8, BRIERWOOD HEIGHTS PHASE 2, CITY OF DALLAS, DALLAS COUNTY, TEXAS. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004175, PAGE 30, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. 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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated: 2/9/2026



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Fay Servicing, LLC

Dated: 2-9-2026

Printed Name:

Substitute Trustee  
c/o Tejas Trustee  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com>

BY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2026 FEB 10 AM 11:12

**MH File Number:** TX-25-110769-POS  
**Loan Type:** Business Purpose Loan

FILED

## NOTICE OF FORECLOSURE SALE

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

**1. *Property to Be Sold.*** The property to be sold is described as follows: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF DALLAS, COUNTY OF DALLAS, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT F, BLOCK 7119, OF LUNA BROS SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 45, PAGE 133 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS (M.R.D.C.T.), BEING A PARCEL OF LAND CONVEYED TO ESPERANZA SIERRA ALVARADO, AS RECORDED IN INSTRUMENT NO. 201700098746 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND FOR CORNER ON THE EAST RIGHT-OF-WAY LINE OF VILBIG ROAD, BEING THE NORTHWEST CORNER OF LOT 5, BLOCK 7119, OF L. H. BOMAR'S SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 161, M.R.P.C.T., AND BEING THE SOUTHWEST CORNER OF SAID ALVARADO PARCEL;

THENCE NORTH 00 DEGREES 49 MINUTES 03 SECONDS EAST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID ROAD, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER, FROM WHICH A FOUND "X" FOR REFERENCE BEARS NORTH 85 DEGREES 02 MINUTES 21 SECONDS WEST, A DISTANCE OF 0.83 FEET, BEING ON THE SOUTH LINE OF LOT 1 OF SAID L.H. BOMAR'S ADDITION;

THENCE NORTH 89 DEGREES 48 MINUTES 14 SECONDS EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 152.93 FEET TO A POINT FOR CORNER, FROM WHICH A FOUND 1/2 INCH IRON ROD FOR REFERENCE BEARS NORTH 89 DEGREES 15 MINUTES 46 SECONDS WEST, A DISTANCE OF 0.87 FEET;

THENCE SOUTH 00 DEGREES 44 MINUTES 14 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON PIPE FOUND FOR CORNER IN THE NORTH LINE OF SAID LOT 5;

THENCE SOUTH 89 DEGREES 48 MINUTES 14 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 153.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7,647 SQUARE FEET OR 0.18 OF AN ACRE OF LAND.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF THE LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 09/17/2020 and recorded in Document 202000253698 real property records of Dallas County, Texas.

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

Date: 03/03/2026

Time: 12:00 PM

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

**4. *Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. *Obligations Secured.*** The Deed of Trust executed by JESSE FLORES, provides that it secures the payment of the indebtedness in the original principal amount of \$368,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OZK is the current mortgagee of the note and deed of trust and BANK OZK is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OZK c/o BANK OZK, P. O. BOX 8811, LITTLE ROCK, AR 72231-8811 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

  
Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

✓ Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

BY  
DEPUTY  
DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN  
2026 FEB 10 AM 10:10

FILED

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 2/10/26 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

## Notice of Trustee's Sale

Date: February 9, 2026

Trustee: Kim R. Thorne

Trustee's Address: 123 W. Main St, 3<sup>rd</sup> Floor, Grand Prairie, Dallas County, TX 75050

Mortgagee: Carranza Investments LLC

Mortgagee's Address: 6705 Levelland Rd, Suite A, Dallas, Dallas County, TX 75252

Note: \$184,900.00

Deed of Trust

Date: August 8, 2024

Grantor: Javier Alejandro Oliva Martinez

Mortgagee: Carranza Investments LLC

Recording information: Vendor's Lien retained in Deed filed as Document Number 202400202995 in the Official Public Records of Dallas County, Texas; Deed of Trust filed as Document Number 202400202994 in the Official Public Records of Dallas County, Texas. (NOTE: The Property was incorrectly described as: Lot 4, Block 10/3741 of Glenwood, an addition in the city of Dallas, Dallas County, Texas, as shown by the special warranty deed recorded as instrument number 201500271250 of the deed records of Dallas County, Texas and more commonly addressed as 1314 South Ewing Avenue, the city of Dallas, Dallas County, Texas.)

Property: Being Lot 4, Block 10/3741 of Glenwood, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 3, Page 343 of the Map Records, Dallas County, Texas. The property address is 1314 S Ewing Ave, Dallas, Texas.

County: Dallas

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

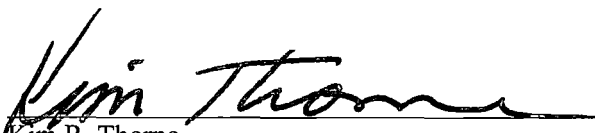
Time of Sale: 10:00 a.m. – 1:00 p.m.

Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

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.

Kim R. Thorne is the 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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

  
Kim R. Thorne  
Thorne & Skinner  
123 W. Main St, 3<sup>rd</sup> Floor  
Grand Prairie, TX 75050  
972.264.1614

FILED  
2026 FEB -9 PM 12:58  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

**NOTICE OF ASSESSMENT LIEN 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.**

STATE OF TEXAS     §  
                                  §  
COUNTY OF DALLAS   §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 17<sup>th</sup> day of October, 2025, a Notice of Lien was filed at Document No. 202500219057, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **WILLIAM OLIVER**, the present owner of said real property, to 4044 Buena Vista Owners Association, Inc. (the "Association"); and

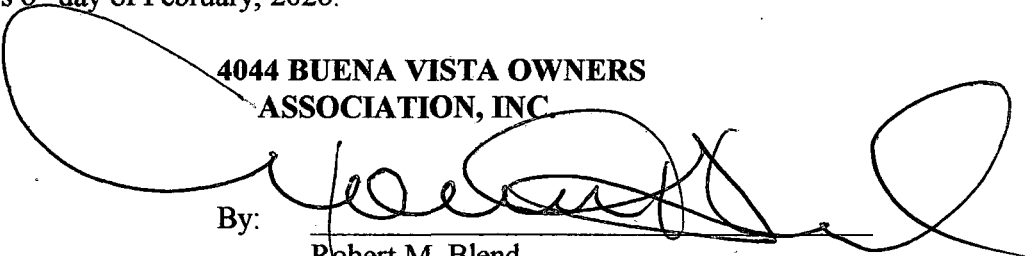
WHEREAS, the said **WILLIAM OLIVER** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 3<sup>rd</sup> day of March, 2026, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 6<sup>th</sup> day of February, 2026.

4044 BUENA VISTA OWNERS  
ASSOCIATION, INC  
By: 

Robert M. Blend  
Duly Authorized Agent  
4101 McEwen Road  
Suite 615  
Dallas, Texas 75244

This notice was posted by me on the 6<sup>th</sup> day of February, 2026, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Print Name

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

2026 FEB -6 PM 3:38

FILED

**EXHIBIT "A"**

Unit 214, Building A, of 4044 Buena Vista Condominium, a Condominium regime in the City of Dallas, Dallas County, Texas, according to the Declaration filed for record on June 12, 1979, and recorded in Volume 79115, Page 160, Condominium Records, Dallas County, Texas, together with an undivided % interest in the General Common Elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration; and having the address of 4044 Buena Vista, #214, Dallas, Texas.

**NOTICE OF ASSESSMENT LIEN 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.**

STATE OF TEXAS     §  
                              §  
COUNTY OF DALLAS   §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 10<sup>th</sup> day of November, 2025, a Notice of Lien was filed of record at Document No. 20250023721102, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **ROSA MANCERA MEDINA**, the present owner of said real property, to Townhouse Condominium Corporation (the "Association"); and

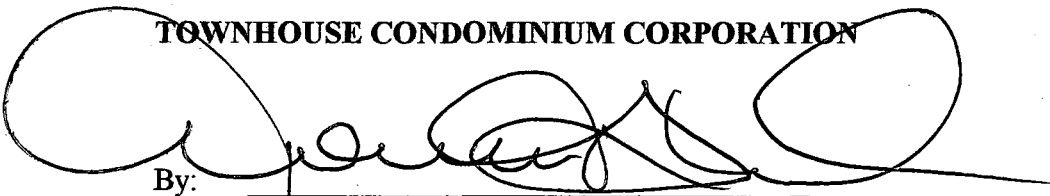
WHEREAS, the said **ROSA MANCERA MEDINA** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 3<sup>rd</sup> day of March, 2026, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 6<sup>th</sup> day of February, 2026.

**TOWNHOUSE CONDOMINIUM CORPORATION**  
  
By: \_\_\_\_\_

Robert M. Blend  
Duly Authorized Agent  
4101 McEwen Road  
Suite 615  
Dallas, Texas 75244

This notice was posted by me on the 6<sup>th</sup> day of February, 2026, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Print Name

BY \_\_\_\_\_  
DEPUTY

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2026 FEB -6 PM 3:38

FILED

**EXHIBIT "A"**

Unit 316, Building E, together with an undivided interest in and to the Common Elements appurtenant thereto, of Townhouse Condominiums, a condominium project to the City of Dallas, Dallas County, Texas, according to the Declaration, recorded in Volume 72236, Page 1745, Condominium Records, Dallas County, Texas; and having the street address of 3420 Hidalgo Drive, #316, Dallas, Texas.



**NOTICE OF ASSESSMENT LIEN 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.**

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 10<sup>th</sup> day of November, 2025, a Notice of Lien was filed of record at Document No. 202500237211, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **ARTEMIO MERAS**, the present owner of said real property, to Townhouse Condominium Corporation (the "Association"); and

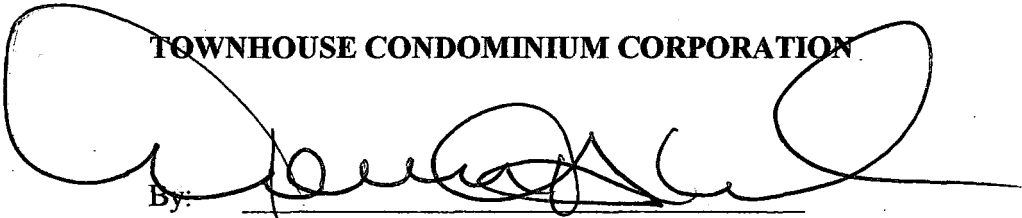
WHEREAS, the said **ARTEMIO MERAS** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 3<sup>rd</sup> day of March, 2026, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 6<sup>th</sup> day of February, 2026.

**TOWNHOUSE CONDOMINIUM CORPORATION**  
  
By: \_\_\_\_\_

Robert M. Blend  
Duly Authorized Agent  
4101 McEwen Road  
Suite 615  
Dallas, Texas 75244

This notice was posted by me on the 6<sup>th</sup> day of February, 2026, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Print Name

BY \_\_\_\_\_  
DEPUTY  
DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN

2026 FEB - 6 PM 3:38

FILED

**EXHIBIT "A"**

Lot 114, Block A, Townhouse Condominium, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 72236, Page 1745, of the Condominium Records of Dallas County, Texas. Having an address of: 3420 Hidalgo Drive, Unit A114, Dallas, TX 75220.

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS     §  
                                  §  
COUNTY OF DALLAS   §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 4<sup>th</sup> day of November, 2025, a Notice of Lien was filed in the Official Public Records of Dallas County, Texas, at Document No. 202500232519, covering the real property herein described, concerning default in payment of the indebtedness owing by **PEDRO AVALOS DELAROSA**, the present owner of said real property, to Park Lane Homeowners Association, Inc. (the "Association"); and

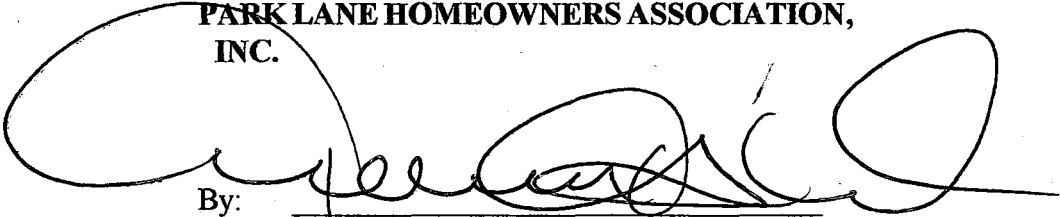
WHEREAS, the said **PEDRO AVALOS DELAROSA** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 3<sup>rd</sup> day of March, 2026, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 6<sup>th</sup> day of February, 2026.

**PARK LANE HOMEOWNERS ASSOCIATION,  
INC.**  
  
By: \_\_\_\_\_  
Robert M. Blend  
Duly Authorized Agent  
4101 McEwen Road  
Suite 615  
Dallas, Texas 75244

This notice was posted by me on the 6<sup>th</sup> day of February, 2026, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE  
  
\_\_\_\_\_  
Print Name

FILED  
2026 FEB -6 PM 3:38  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_  
DEPUTY

**EXHIBIT "A"**

UNIT NO. 1170, IN BUILDING GG, OF PARK LANE TOWNHOMES, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION THEROF FILED ON JULY 18, 1979, RECORDED IN VOLUME 79140, PAGE 1786, OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, TOGETHER WITH ANY LIMITED COMMON ELEMENTS AND THE UNDIVIDED PERCENTAGE INTEREST IN THE GENERAL COMMON ELEMENTS APPURTENANT THEROF. ALSO KNOWN AS 3121 PARK LN BLDG: GG SUITE 1170, DALLAS, TEXAS 75232; and having the street address of 3121 Park Lane, #1170, Dallas, Texas.

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS     §  
                                  §  
COUNTY OF DALLAS   §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 4<sup>th</sup> day of November, 2025, a Notice of Lien was filed in the Official Public Records of Dallas County, Texas, at Document No. 202500232514, covering the real property herein described, concerning default in payment of the indebtedness owing by **SQUARE BOX VISUALS, LLC, A TEXAS LIMITED LIABILITY COMPANY**, the present owner of said real property, to Park Lane Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said **SQUARE BOX VISUALS, LLC, A TEXAS LIMITED LIABILITY COMPANY** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

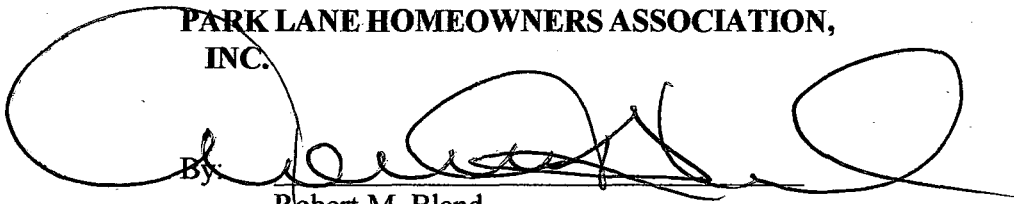
NOW, THEREFORE, notice is hereby given that on Tuesday, the 3<sup>rd</sup> day of March, 2026, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 6<sup>th</sup> day of February, 2026.

**PARK LANE HOMEOWNERS ASSOCIATION,  
INC.**

By 

Robert M. Blend  
Duly Authorized Agent  
4101 McEwen Road  
Suite 615  
Dallas, Texas 75244

This notice was posted by me on the 6<sup>th</sup> day of February, 2026, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Print Name

FILED  
2026 FEB -6 PM 3:38  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

**EXHIBIT "A"**

Unit 1043, Building K of Park Lane Townhomes, Phase I, a Condominium in the City of Dallas, Dallas County, Texas, together with an undivided interest in the common elements according to the Declaration recorded in Volume 79140, Page 1786, Real Property Records of Dallas County, Texas, and as amended in instruments recorded in Volume 79144, Page 2802 and also recorded in Volume 79144, Page 2806 of the Real Property Records of Dallas County, Texas; and having the street address of 3045 Park Lane, #1043, Dallas, Texas.