

Graceann DeVlieger, a married person, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Empower Gen Z, PBC, a Public Benefit Corporation  
4162 163rd St. Lawndale, Los Angeles County, CA 90260

Sent via first class mail and CMRR # 9489 0178 9820 3022 2275 66 on 02.13.2024

Empower Gen Z, PBC, a Public Benefit Corporation  
7307 Spring Valley Road, Dallas, TX 75254

Sent via first class mail and CMRR # 9489 0178 9820 3022 2275 73 on 02.13.2024

FILED

2024 FEB 13 PM 1:26

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

### NOTICE OF TRUSTEE'S SALE

WHEREAS Empower Gen Z, PBC, a Public Benefit Corporation and 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 202300136404, 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 5<sup>th</sup> day of March, 2024

Time: The sale shall begin no earlier than 11:00 A.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 25, Block A/8041 of Northwood Hills Addition, 3rd Section, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 40, Page 149, Map Records, Dallas County, Texas. Also known as 7307 Spring Valley Road, Dallas, Texas 75254.

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.

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.



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

Seniortex Residential Care, LLC, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

Joel Avendado

Consuelo Fernandez Avendado

8022 Komalty Dr., Dallas, TX 75217

Sent via first class mail and CMRR # 9489 0178 9820 2275 80 on 02.13.2024

FILED  
2024 FEB 13 PM 1:26  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

### NOTICE OF TRUSTEE'S SALE

WHEREAS Joel Avendado and Consuelo Fernandez Avendado 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 202000233859, 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 5<sup>th</sup> day of March, 2024

Time: The sale shall begin no earlier than 11:00 A.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:

Lot 14, Block 12/6262, Newman Park Addition, First Installment, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 26, Page 115, Map Records, Dallas County, Texas Also known as: 8022 Komalty Drive, Dallas, TX 75217

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.

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.



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

NOTICE OF 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.**

WHEREAS, on July 28, 2021, Richard Bowie Hill Intervivos Trust ("Borrower"), executed a Deed of Trust and Promissory Note conveying to David Baty, Trustee for the benefit of Texas Republic Bank, N.A. ("Beneficiary"), certain real property situated in Dallas County, Texas and herein described, together with all improvements thereon (the "Real Estate"), to secure payment by Borrower of the Note secured by that first lien and Deed of Trust, filed for record in the deed records of Dallas County, Texas on August 4, 2021, as Document Number 2021-202100232788 (the "Deed of Trust") naming Beneficiary as lienholder and Borrower as Grantor in the amount of One Million Two Hundred Fifty Thousand and NO/100 Dollars (\$1,250,000.00) plus all other indebtedness and liabilities of all kinds of Grantor to Beneficiary then existing or thereafter arising (the "Indebtedness");

WHEREAS, Mark D. Winnubst was appointed by Beneficiary as the Substitute Trustee pursuant to the Appointment and Designation of Substitute Trustee, dated October 12, 2023, and recorded in the Deed Records of Dallas County, Texas.

WHEREAS, default has occurred in the payment of the Indebtedness by Borrower and accordingly Beneficiary has requested the undersigned to sell said Real Estate to satisfy the obligations of the Deed of Trust.

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 5<sup>th</sup> day of March, 2024, with the sale to begin between ten (10:00) o'clock a.m., or not later than three (3) hours after that time, I will sell said Real Estate to the highest bidder for cash by public sale at auction at the 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.

Said Real Estate is described as follows:

*Unit No. 1304 and 1305, in Building A and their appurtenant undivided interest in and to the general and limited common elements of The Centrum Tower, a Residential Condominium in the City of Dallas, Dallas County, Texas, according to the Declaration recorded in Volume 2005153, Page 132, of the Condominium Records of Dallas County, Texas, when taken with all Amendments and/or Supplements thereto.*

Subject to all the easements, deed restrictions, and reservations of record.

Property Address: 3111 Welborn Street, #1304  
Dallas, Texas 75219

2024 FEB 13 PM 12:52

FILED

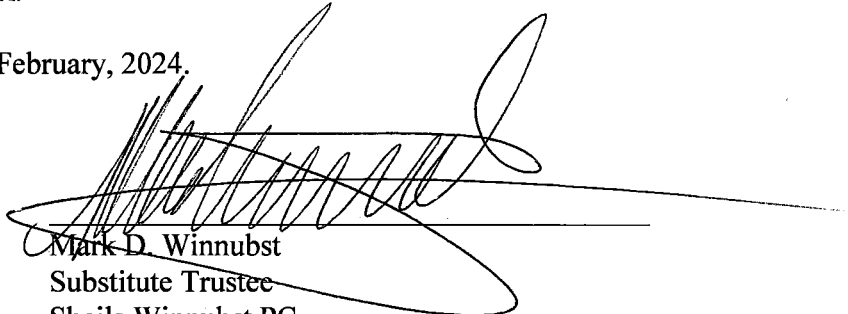
Mortgage Servicer: Texas Republic Bank N.A.

Note Holder: Texas Republic Bank, N.A.  
2595 Preston Road  
Suite 100  
Frisco, Texas 75034

The sale noticed herein shall include the interest of Beneficiary in all fixtures and personal property, if any, covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness. Beneficiary, having directed the undersigned to sell, the undersigned hereby notices the sale of said fixtures and personalty pursuant to the rights granted to Beneficiary under Section 9.501(d) of the Texas Uniform Commercial Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER BENEFICIARY NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENT 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 ARE EXPRESSLY WAIVED BY PURCHASER.

Witness my hand this 13<sup>th</sup> day of February, 2024.

A large, stylized handwritten signature in black ink, appearing to read 'Mark D. Winnubst', is written over a horizontal line.

Mark D. Winnubst  
Substitute Trustee  
Sheils Winnubst PC  
1701 N. Collins Blvd., Suite 1100  
Richardson, Texas 75080

FILED

2024 FEB 13 PM 12:20

**NOTICE OF ASSESSMENT LIEN SALE**

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

STATE OF TEXAS                    §  
   §  
COUNTY OF DALLAS           §

WHEREAS, on or about October 31, 2023, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Newt Delvin Hopkins, the present owner of said real property, to River Oaks Homeowners Association, Inc. (the "Association"); and

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

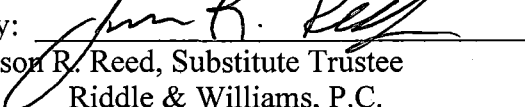
NOW, THEREFORE, notice is hereby given that on Tuesday, March 5, 2024, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 344, Building J, and its appurtenant undivided interest in and to the general and limited common elements of River Oaks Condominiums, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration recorded in Volume 79126, Page 244, Condominium Records, Dallas County, Texas, when taken with all amendments and/or supplements thereto. (4859 Cedar Springs Road, Apt. 344)

WITNESS my hand this 13<sup>th</sup> day of February, 2024

RIVER OAKS HOMEOWNERS ASSOCIATION,  
INC.

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

The within notice was posted by me on the \_\_\_\_ day of \_\_\_\_\_, 2024, at the Dallas County Courthouse in Dallas, Texas.

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS

§

COUNTY OF DALLAS

§

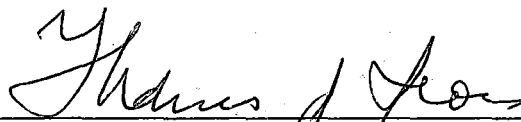
§

**WHEREAS**, on or about March 30, 2023, **ASPEN SQUARE HOMES LLC**, a Texas limited liability company (the "Borrower"), executed that certain Deed of Trust, Security Agreement and Assignment of Rents (the "Deed of Trust"), granting a lien on certain real property located in Dallas County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with certain other real and personal property described therein (collectively the "Mortgaged Premises"), to secure **INVESTAMARK INC.**, a Texas corporation (the "Lender"), in the payment of that certain Promissory Note (the "Note") dated March 30, 2023 in the original principal amount of \$6,800,000.00 executed by Borrower, the Deed of Trust being recorded as Document No. 2023-202300063156, Real Property Records of Dallas County, Texas; and

**WHEREAS**, (1) default has occurred in the payment of the indebtedness evidenced by the Note and secured by the Deed of Trust, and in the performance of the covenants, agreements and conditions set forth in the Note and Deed of Trust, (2) past due sums due and payable under the Note and Deed of Trust, and/or secured thereby, are now due and payable, and (3) Lender, the owner and holder of said indebtedness, has required the undersigned, as trustee, to sell the Mortgaged Premises pursuant to the Deed of Trust and the laws of the State of Texas;

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 5th day of March, 2024, no earlier than 10:00 a.m., nor later than 1:00 p.m., I, as trustee under the Deed of Trust, will sell the Mortgaged Premises and all of the components thereof and in the area for conducting foreclosure sales at the county courthouse in Dallas County, Texas, as designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

**EXECUTED** this 2nd day of February, 2024.

  
\_\_\_\_\_  
**THOMAS J. IRONS**, Trustee

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

2024 FEB 13 AM 11:50

FILED



STATE OF TEXAS

§  
§  
§

COUNTY OF DALLAS

This instrument was sworn to and acknowledged before me on February 2, 2024, by **THOMAS J. IRONS**, Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Leslie Thompson

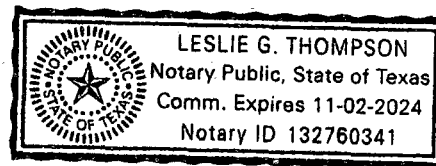
Notary Public in and for the  
State of Texas

My commission expires:

11-2-24

Printed Name:

Leslie Thompson



## EXHIBIT "A" LEGAL DESCRIPTION

File No 1975926

Lots 1-5, Block D/8837, Central 15th Dallas Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded under Clerks File No. 202100051031, Real Property Records, Dallas County, Texas.

File No.: 1975750

BEING A TRACT OF LAND SITUATED IN THE ELIZABETH GRAY SURVEY, ABSTRACT NO. 1680, CITY OF GRAND PRAIRIE AND THE CITY OF IRVING DALLAS COUNTY, TEXAS, AND BEING A PART OF THAT SAME TRACT OF LAND CONVEYED TO ALBERT RAY TAYLOR, JR. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 93086, PAGE 9907, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "CBG SURVEYING INC." PREVIOUSLY SET FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF S. BELT LINE ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE TRAVERSING ALONG SAID WEST RIGHT-OF-WAY LINE OF S. BELT LINE ROAD AS FOLLOWS:

SOUTH 00 DEGREES 32 MINUTES 12 SECONDS EAST, A DISTANCE OF 98.50 FEET TO A 4 INCH ALUMINUM DISC STAMPED "TXDOT" FOUND FOR CORNER;

SOUTH 03 DEGREES 44 MINUTES 51 SECONDS WEST, A DISTANCE OF 200.81 FEET TO A 4 INCH ALUMINUM DISC STAMPED "TXDOT" FOUND FOR CORNER;

SOUTH 21 DEGREES 15 MINUTES 53 SECONDS WEST, A DISTANCE OF 38.41 FEET TO A POINT FOR CORNER ON THE NORTHEAST LINE OF A 40 FOOT CHANNEL EASEMENT RECORDED IN VOLUME 3101, PAGE 525, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 28 DEGREES 38 MINUTES 13 SECONDS WEST, LEAVING THE WEST RIGHT-OF-WAY LINE OF S. BELT LINE ROAD AND TRAVERSING ALONG SAID NORTHEAST LINE OF EASEMENT AND THROUGH SAID TAYLOR TRACT, A DISTANCE OF 398.52 FEET TO A POINT FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF E. SHADY GROVE ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 83 DEGREES 25 MINUTES 54 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF E. SHADY GROVE ROAD, A DISTANCE OF 178.22 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "CBG SURVEYING, INC." PREVIOUSLY SET FOR CORNER;

THENCE SOUTH 48 DEGREES 28 MINUTES 11 SECONDS EAST, A DISTANCE OF 53.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 42,682 SQUARE FEET OR 0.98 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(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes.