

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.

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 3rd day of March, 2026; the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

Date of Deed of Trust: May 30, 2013

Maker: Conrado Solis-Escobedo and wife, Patricia Lopez Gomez

Original Trustee named in Deed of Trust: Tina Hill

Original amount of Secured Indebtedness: \$80,900.00

Original Beneficiary named in Deed of Trust: ScoJo Solutions, LLC

Property described in Deed of Trust:

Lot 19, in Block E, of Hollywood Park, an Addition to the City of Duncanville, Dallas County, Texas according to the Map or Plat thereof recorded in Volume 84116, Page 1004 of the Map Records of Dallas County, Texas. **More commonly known as 1119 Lombard, Duncanville, Texas**

Said Deed of Trust is recorded under Document No. 201500270249 in the Deed of Trust Records of Dallas County, Texas.

2026 FEB 10 AM 9:34
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

FILED

2026 FEB -9 PM 2:31

**JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY**

BY _____ DEPUTY

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: August 15, 2019
Grantor: TEXAS PRIDE LENDING LLC, A TEXAS LIMITED LIABILITY COMPANY
Trustee: R. L. McCallum
Lender: Liberty Trust Company Custodian fbo RKI IRA #TC002513
Recorded in: **Instrument #201900217060** recorded on August 19, 2019, in the real property records of DALLAS COUNTY, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$113,050.00, executed by TEXAS PRIDE LENDING LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower"), with a maturity date of September 1, 2042.

Legal Description: BEING LOT 8 IN BLOCK "G" OF FAIRMEADOWS NO. 3, AN ADDITION TO THE CITY OF DUNCANVILLE, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 46, PAGE 25, MAP RECORDS, DALLAS COUNTY, TEXAS; and more commonly known as **514 Holly Ln, Duncanville, TX 75116**

Transfer of Lien:

Transferor: Liberty Trust Company, Ltd. custodian fbo RKI IRA #TC002513
Transferee: Advanta IRA Services LLC fbo Richard Irwin IRA #8008405
Recorded in: **Instrument #201900347948** recorded on December 30, 2019, in the real property records of DALLAS COUNTY, Texas.

Foreclosure Sale:

Date: Tuesday, March 3, 2026
Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.
Place: ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONERS COURT



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Advanta IRA Services LLC fbo Richard Irwin IRA #8008405's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Bennett M. Wyse, Bennett M. Wyse, Ted Gambordella, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Carol Dunmon, Payton Hreha, and/or Jeff Benton

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, ADVANTA IRA SERVICES LLC FBO RICHARD IRWIN IRA #8008405, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of ADVANTA IRA SERVICES LLC FBO RICHARD IRWIN IRA #8008405's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with ADVANTA IRA SERVICES LLC FBO RICHARD IRWIN IRA #8008405's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If ADVANTA IRA SERVICES LLC FBO RICHARD IRWIN IRA #8008405 passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by ADVANTA IRA SERVICES LLC FBO RICHARD IRWIN IRA #8008405. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

investigation of the nature and physical condition of the Property.

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

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



By: _____

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