

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: Dulce Sagrario Garcia Villa & Jessica Garcia

Original Trustee named in Deed of Trust: L.Scott Horne

Original amount of Secured Indebtedness: \$210,000.00

Original Beneficiary named in Deed of Trust: OFN Lending, LLC

Holder of Note and Lien: YMBD Holdings, LLC

Property described in Deed of Trust:

Being Lot 14, Block 3, CREST RIDGE ESTATES, an Addition to the City of Garland, Dallas County, Texas according to the Map or Plat thereof recorded in Volume 18, Page 7, Plat Records, Dallas County, Texas. **More commonly known as 1729 Crestridge Drive, Garland, TX 75042**

Said Deed of Trust is recorded under Document No. 2023-202300249483 in the Deed of Trust Records of Dallas County, Texas.

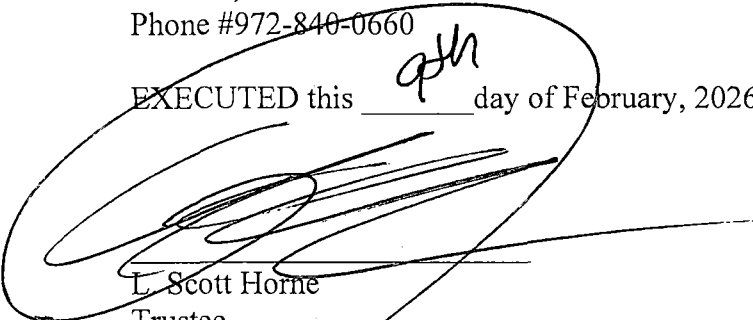
2026 FEB 10 AM 9:34
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. YMBD LLC is representing itself as servicer and their address is :

1795 Northwest Highway
Garland, TX 75041
Phone #972-840-0660

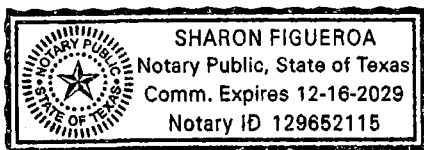
EXECUTED this 9th day of February, 2026

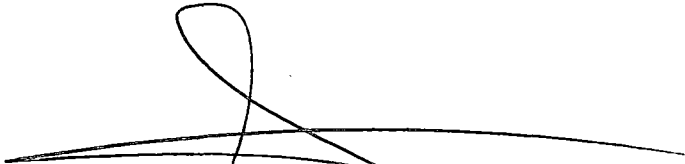

L. Scott Horne
Trustee
1795 Northwest Highway
Garland, TX 75041
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9th day of February 2026, by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: March 03, 2026

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 04, 2023 and recorded in Document INSTRUMENT NO. 2023 - 202300074249 real property records of DALLAS County, Texas, with HELAINE O NEWMAN, MICHAEL S. NOEL, grantor(s) and BANK OF AMERICA, NA, NATIONAL BANKING ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HELAINE O NEWMAN, MICHAEL S. NOEL, securing the payment of the indebtednesses in the original principal amount of \$210,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

BY
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN
2026 FEB - 9 AM 10:47



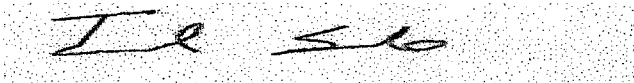
NTSS00000010437077

5237 DAYTONA DR
GARLAND, TX 75043

00000010437077

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

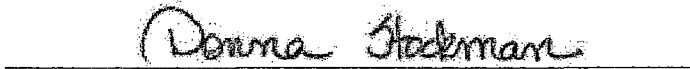
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AUCTION.COM, LLC OR BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP,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



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 02/09/2026 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 02/09/2026

5237 DAYTONA DR
GARLAND, TX 75043

00000010437077

00000010437077

DALLAS

EXHIBIT "A"

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN DALLAS COUNTY AND STATE OF TEXAS, TO-WIT:

BEING LOT 9, BLOCK A OF SOUTHLAKE BEACH, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72034, PAGE 947, MAP RECORDS, DALLAS COUNTY, TEXAS.

FILED

2026 FEB -9 PM 2:30

NOTICE OF FORECLOSURE SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Deed of Trust:

Dated: October 26, 2020
Grantor: DFW HOMEVESTORS LLC, A TEXAS LIMITED LIABILITY COMPANY
Trustee: R. L. McCallum
Lender: SunsetRKI, LLC
Recorded in: **Instrument #202000300593** recorded on October 30, 2020, in the real property records of DALLAS COUNTY, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$116,000.00, executed by DFW HOMEVESTORS LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower"), with a maturity date of November 1, 2050.

Transfer of Lien:

Dated: October 26, 2020
Transferor: SunsetRKI LLC
Transferee: RKI 2003 LLC
Recorded in: **Instrument #202000356083** recorded on December 21, 2020, in the real property records of Dallas County, Texas.

Legal Description:

BEING WEST 40' OF LOT 72 AND EAST 35' OF LOT 73, OF THE SECOND INSTALLMENT, JAMES TERRACE ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 3, PAGE 229, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; and more commonly known as 1204 W Ave A, Garland, TX 75040

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 RKI 2003 LLC, a Texas Limited Liability Company'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, RKI 2003 LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 RKI 2003 LLC, A TEXAS LIMITED LIABILITY COMPANY's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with RKI 2003 LLC, A TEXAS LIMITED LIABILITY COMPANY'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 RKI 2003 LLC, A TEXAS LIMITED LIABILITY COMPANY 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 RKI 2003 LLC, A TEXAS LIMITED LIABILITY COMPANY. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS,"

without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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



By: _____

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

FILED

2026 FEB 10 PM 1:11

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: 2-6, 2026

DEED OF TRUST:

Date: October 15, 2024

Grantor: INTEGRITY DEVELOPERS LLC

Beneficiary: INVESTMARK MORTGAGE LLC

Trustee: KEVIN VELA

Substitute Trustee: ROBERT E. BLACK and ABSTRACTS TRUSTEE OF TEXAS,
LLC

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 202400211738, Real Property Records, Dallas County,
Texas.

PROPERTY:

Lot 3, Block 6 of the GREENBROOK ESTATES, an addition to the City of Garland,
Dallas County, Texas, according to the plat thereof recorded in Volume 71219, Page
2029, Map Records, Dallas County, Texas, also known as 326 Bluebonnet Trail, Garland,
Texas 75043.

NOTE SECURED BY DEED OF TRUST:

Date: October 15, 2024

Original Principal Amount: \$204,400.00

Holder: INVESTMARK MORTGAGE LLC

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00
p.m.): 3rd day of March, 2026.**

PLACE OF SALE OF PROPERTY:

County Courthouse of Dallas County, Dallas, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by 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 duty military services to the sender of this notice immediately.

Abstracts Trustee of Texas, LLC

By: Susan Mills
Susan Mills, Authorized Signer

FILED

2026 FEB 10 PM 1:11

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY MH DEPUTY

After Recording, Please Return To:

Jackson Walker L.L.P.
1401 McKinney Street, Suite 1900
Houston, Texas 77010
Attn: Rob Harlow

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 6, 2026

NOTE: Promissory Note described below:

Date: August 19, 2022

Borrower: Bay Island Apartments LLC, a Texas limited liability company

Lender: MIDFIRST BANK, a federally chartered savings association

Original Principal Amount: \$14,340,000.00

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

Date: Recorded on August 22, 2022

Grantor: Bay Island Apartments LLC, a Texas limited liability company

Trustee: Lewis Kasner

Beneficiary: MIDFIRST BANK, a federally chartered savings association

Recorded in: Document Number 2022-202200226846, of the Real Property Records of Dallas County, Texas

LENDER: MIDFIRST BANK, a federally chartered savings association

BORROWER: Bay Island Apartments LLC, a Texas limited liability company

PROPERTY: The real and personal property described in the Deed of Trust and other loan documents related to and securing the Note and further described on Exhibit "A" attached hereto.

SUBSTITUTE TRUSTEE: Any of Rob Harlow and Abstracts/Trustees of Texas, LLC

Substitute Trustee's Mailing Address:

c/o Jackson Walker L.L.P.
1401 McKinney Street, Suite 1900
Houston, Texas 77010
Attn: Rob Harlow

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

March 3, 2026, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The North Side of the George Allen Courts Building facing Commerce Street below the overhang located at 600 Commerce St., Dallas, TX 75202, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Dallas County, Texas, in instrument(s) recorded in the real property records of Dallas County, Texas.

Default has occurred in the payment of the Note and in the performance of the obligations of the loan documents related to the Note and the Deed of Trust, which secures the Note. Because of such default, Lender, the owner of the Note and the holder of the Note, the Deed of Trust lien and other documents securing payment of the Note, for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

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

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, a Substitute Trustee or such other substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

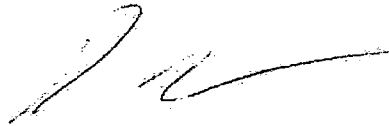
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and 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 section 51.009 of the Texas Property Code, the Property will be sold "AS IS;" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of

Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. The address for the sender of this notice is Jackson Walker L.L.P., 1401 McKinney, Suite 1900, Houston, Texas 77010, Attn: Rob Harlow.



Substitute Trustee

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Tract A:

BEING a tract of land situated in the James Loving Survey, Abstract No. 791, Dallas County, Texas, also being part of BAY ISLAND ADDITION NO. 2, an addition to the City of Garland according to the plat thereof recorded in Volume 73153, Page 475, Deed Records, Dallas County, Texas, and being a part of those tracts conveyed to BH Bay Island Limited Partnership by Special Assumption Deed by deed recorded in Volume 95157, Page 3135, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" steel rebar with yellow plastic cap stamped "BDD" set for corner (typical) situated at the intersection of the southwesterly line of Chaha Road (60 foot R.O.W.) and the northwesterly line of Bay Island Drive (50 foot R.O.W.);

THENCE departing the said southwesterly line of Chaha Road and along the said northwesterly line of Bay Island Drive the following:

S 46° 12' 13" West a distance of 689.00 feet to a 5/8" steel rebar set for corner at the beginning of a curve to the right which has a central angle of 31° 47' 44", a radius of 175.00 feet, a tangent of 49.84 feet, and a chord which bears South 62° 06' 05" W - 95.87 feet;

Along said curve to the right an arc distance of 97.11 feet to a 5/8" steel rebar set for corner at the end of said curve;

S 77° 59' 57" W a distance of 21.99 feet to a 5/8" steel rebar set for corner at the beginning of a curve to the left which has a central angle of 31° 47' 44", a radius of 225.00 feet, a tangent of 64.08 feet, and a chord which bears S 62° 06' 05" W - 123.26 feet;

Along said curve to the left an arc distance of 124.86 feet to a pk nail set for corner at the end of said curve;

S 57° 26' 54" W a distance of 25.65 feet to an "x" cut set for corner at the beginning of a non-tangent curve to the right which has a central angle of 05° 57' 48", a radius of 256.48 feet, a tangent of 13.36 feet, and a chord which bears S 47° 55' 24" W - 26.68 feet;

Along said curve to the right an arc distance of 26.69 feet to a 5/8" steel rebar set for corner situated in the northerly line of Faulkner Point No. 4 as recorded in Volume 81231, Page 468, Map Records, Dallas County, Texas, and being the southeast corner of Faulkner Point No. 11 as recorded in Volume 83017, Page 2219, Map Records, Dallas County, Texas;

THENCE N 01° 03' 28" E, departing the said northerly line of Faulkner Point No. 4 and along the east line of said Faulkner Point No. 11, a distance of 685.70 feet to an "x" cut found for corner situated at the northeast corner of said Faulkner Point No. 11, and the southwest corner of Faulkner Point No. 3 as recorded in Volume 82037, Page 1322, Map Records, Dallas County, Texas;

THENCE departing the east line of said Faulkner Point No. 11, and along the south line of said Faulkner Point No. 3 the following:

S 88° 47' 39" E a distance of 557.52 feet to a 3/4" iron rod found for corner;

S 44° 03' 21" E a distance of 28.22 feet to a 5/8" steel rebar set for corner;

S 88° 54' 10" E a distance of 130.18 feet to a 5/8" steel rebar set for corner situated in the southwesterly line of the aforementioned Chaha Road;

THENCE S 43° 54' 10" E along the southwesterly line of said Chaha Road, a distance of 49.16 feet to the POINT OF BEGINNING and containing 295,718 square feet or 6.789 acres of land, more or less.

Tract B:

BEING a tract of land situated in the James Loving Survey, Abstract No. 791, Dallas County, Texas, also being part of BAY ISLAND ADDITION NO. 2, an addition to the City of Garland according to the plat thereof recorded in Volume 73153, Page 475, Deed Records, Dallas County, Texas, and being a part of those tracts conveyed to BH Bay Island Limited Partnership by Special Assumption Deed by deed recorded in Volume 95157, Page 3135, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "x" cut set for corner and being the most southerly southwest corner of said addition;

THENCE N 70° 21' 23" W along the northerly line of Faulkner Point No. 4 as recorded in Volume 81231, Page 468, Map Records, Dallas County, Texas, a distance of 85.35 feet to a 5/8" steel rebar with yellow plastic cap stamped "BDD" set for corner (typical) situated in the southeasterly line of Bay Island Drive (50 foot R.O.W.);

THENCE departing the said northerly line of Faulkner Point No. 4 and along the southeasterly line of said Bay Island Drive the following:

N 34° 57' 47" E a distance of 21.96 feet to a 5/8" steel rebar set for corner at the beginning of a non-tangent curve to the right which has a central angle of 31° 47' 44", a radius of 175.00 feet, a tangent of 49.84 feet, and a chord which bears N 62° 06' 05" E - 95.87 feet;

Along said curve to the right an arc distance of 97.11 feet to a 5/8" steel rebar set for corner at the end of said curve;

N 77° 59' 57" E a distance of 21.99 feet to a "x" cut set for corner at the beginning of a non-tangent curve to the left which has a central angle of 02° 24' 10", a radius of 225.00 feet, a tangent of 4.72 feet, and a chord which bears N 76° 47' 52" E - 9.44 feet;

Along said curve to the left an arc distance of 9.44 feet to a "x" cut set for corner situated in the northwesterly line of Bay Island No. 4 as recorded in Volume 71130, Page 3522, Map Records, Dallas County, Texas;

THENCE S 25° 51' 12" W departing the southeasterly line of said Bay Island Drive and along the said northwesterly line of BAY ISLAND NO. 1, a distance of 109.21 feet to the POINT OF BEGINNING and containing 6,178 square feet of land, more or less.

scope of this sale conducted pursuant to this paragraph, all personalty and improvements located on the Property shall be deemed realty to the extent permitted by the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on March 3, 2026, no earlier than 11:00 o'clock a.m., nor later than 2:00 o'clock p.m., I, or another duly appointed substitute trustee under the Deed of Trust, will sell the Property and all of the components thereof and all personalty located on the Property in the area designated by the Commissioner's Court of Dallas County, Texas, to the highest bidder for cash (the "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.

EXECUTED this 9th day of February, 2026.

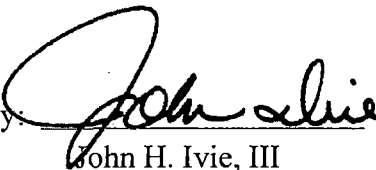
By: 
John H. Ivie, III
Substitute Trustee

EXHIBIT "A"

Being Lot 2, Block 1 of INTERSTATE ADDITION NO. 2, an Addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 83170, Page 2724, Map Records, Dallas County, Texas.

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: BEING LOT 4 IN BLOCK 9 OF COUNTRY BROOK SOUTH II, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 87010, PAGE 2546, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/29/2018 and recorded in Document 201800175660 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

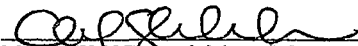
Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

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 JUAN F. MORALES-ANGEL AND MAGDALENA PEREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$222,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Bank OZK, formerly known as Bank of the Ozarks 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, formerly known as Bank of the Ozarks 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 Zedtz & 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

Certificate of Posting

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.

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2026 FEB 10 AM 10:10

FILED