

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2026 FEB -9 PM 2:49

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:
JOHN F. WARREN
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, by that one certain Deed of Trust dated May 27, 2011, and recorded as Instrument No. 201100147190, Official Public Records, Dallas County, Texas (the "Deed of Trust"), Valentine N. Simo and Yesenia C. Nolosco ("Grantor"), conveyed to James Gray, Trustee ("Trustee") for the benefit of Texas Trust Credit Union ("Beneficiary"), the real property situated in Dallas County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Note dated May 27, 2011, in the original principal amount of \$204,155.00, executed by Valentine N. Simo and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, the terms and conditions of the Note and Deed of Trust were modified, renewed and extended pursuant to the terms of that one certain Modification and Extension Agreement dated July 1, 2012, recorded as Instrument No. 201200234383, Official Public Records, Dallas County, Texas, and that one certain Modification and Extension Agreement dated April 30, 2016, recorded as Instrument No. 201600148029, Official Public Records, Dallas County, Texas, and that one certain Modification and Extension Agreement dated January 25, 2024, recorded as Instrument No. 202400025473, Official Public Records, Dallas County, Texas (collectively, the "Modifications") (the Note and the Modifications are hereinafter collectively referred to as the "Note"); and

WHEREAS, Beneficiary is the current owner and holder of the Note and the current beneficiary under the Deed of Trust; and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, including notice of intent to accelerate and notice of acceleration, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, James Gray, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Jacob W. Varley or Dan A. White or Jon M. Kelly were appointed as Substitute Trustee in the place and stead of the said James Gray, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current lender and beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Jacob W. Varley or Dan A. White or Jon M. Kelly, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 3rd day of March, 2026, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Jacob W. Varley or Dan A. White or Jon M. Kelly will sell the Property at public auction at the George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202 on the north side of the building facing Commerce Street below the overhang or in the area designated by the Dallas County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary 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. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

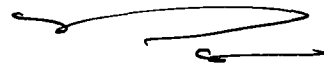
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

The Sender of this notice and his contact information is as follows:

Matthew T. Taplett
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 9th day of February, 2026.

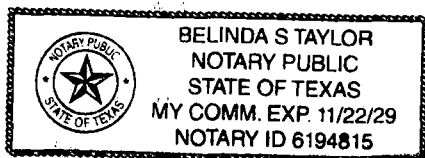
SUBSTITUTE TRUSTEE:



Matthew T. Taplett

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 9th day of February 2026, by Matthew T. Taplett, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Belinda S. Taylor
Notary Public for the State of Texas

**NAME, ADDRESS AND
TELEPHONE NUMBER
OF MORTGAGEE:**

Texas Trust Credit Union
c/o Patti A. Morales, Collections Manager
5850 West Interstate 20
Mansfield, TX 76063-0047
(972) 595-1253

**NAME, ADDRESS AND
TELEPHONE NUMBER
OF SUBSTITUTE TRUSTEE:**

Matthew T. Taplett
Lee F. Christie
Jeremy L. Harmon
Michael L. Atchley
Jacob W. Varley
Dan A. White
Jon M. Kelly
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT "A"

LOT 2356, BLOCK H, OF LAKE RIDGE, SECTION 18A, PHASE 3, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2004156, PAGE 14, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

FILED

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

Deed of Trust:

Dated: May 18, 2018
Grantor: TEXAS PRIDE LENDING LLC. BY JOHN F. WARREN COUNTY CLERK DALLAS COUNTY DEPUTY A TEXAS LIMITED LIABILITY COMPANY
Trustee: R. L. McCallum
Lender: Liberty Trust Company Custodian fbo RKI IRA #TC002513
Recorded in: Instrument #201800137636 recorded on May 24, 2018, in the real property records of DALLAS COUNTY, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$196,000.00, executed by TEXAS PRIDE LENDING LLC, A TEXAS LIMITED LIABILITY COMPANY ("Borrower"), with a maturity date of June 1, 2048.

Legal Description: LOT 34, BLOCK H, OF BROOKFIELD NORTH, PHASE 2, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 2005010, PAGE 333, MAP RECORDS, DALLAS COUNTY, TEXAS; and more commonly known as 2856 Fieldstone Dr, Grand Prairie, TX 75052

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 #201900347946 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: _____

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

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

T.S. No.: 2260113011

DATE: February 4, 2026

NOTE: Promissory Note described as follows:

Date:	1/23/2025
Debtor(s):	Sandra F. Nixon, an unmarried woman
Original Creditor:	Val-Chris Investments Inc., a California corporation
Original Principal Amount:	\$137,500.00
Current Holder:	Balboa LLC, a California Limited Liability Company

BY DEPUTY
 MA
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

2026 FEB 10 PM 1:10

FILED

DEED OF TRUST: Deed of Trust described as follows:

Date:	1/23/2025
Grantor:	Sandra F. Nixon, an unmarried woman
Trustee:	Total Lender Solutions, Inc.
Current Beneficiary:	Balboa LLC, a California Limited Liability Company
Recorded:	1/24/2025, as Instrument No.: 2025-202500015187, In the County of Dallas, State of Texas

LENDER: Balboa LLC, a California Limited Liability Company

BORROWER: Sandra F. Nixon, an unmarried woman

PROPERTY: The real property described as follows:

Being Lot 6 in Block 9 of Westchester West Garden Homes, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Map thereof recorded in Volume 87009, Page 3826 of the Map Records of Dallas County, Texas.

4651 Heatherbrook Lane, Grand Prairie, TX 75052

**SUBSTITUTE TRUSTEE: TOLESOAZ Corp dba Total Lender Solutions, an AZ Corp,
Randy S. Newman and Abstracts/Trustees Of Texas, LLC**

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona
85027, Phone: 623-581-3262

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

3/3/2026, the first Tuesday of the month, to commence at **10:00 AM** (or within 3 hours
after).

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

On the north side of the George Allen Courts Building facing Commerce Street below the
overhang, or if the preceding area is no longer the designated area, at the area most recently
designated by the County Commissioner's Court

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.

Notice of Sale executed by:



TOLESOAZ Corp dba Total Lender Solutions, an AZ Corp, Randy S. Newman and Abstracts/Trustees Of Texas, LLC, Trustee

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Date: February 10, 2026
Substitute Trustee: **Thomas K. Broder, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton**
Address of Substitute Trustee: 10440 N. Central Expressway, Suite 1425, Dallas, Texas 75231
Holder of Note and Lien: CrossTimbers Capital, Inc.
Note: Promissory Note in original principal amount of \$470,000.00
Deed of Trust:

Date: March 17, 2023.
Grantor: **Timeless Modern Homes DFW LLC., a Texas limited liability company**
Lender: CrossTimbers Capital, Inc.
Recording Information: Instrument Number 202300053740

Property:

Lot 2537, Block P, LAKE RIDGE, SECTION 20, an addition to the City of Grand Prairie, Dallas County, Texas, according to plat recorded in Clerk's File No. 20070343408, Plat Records, Dallas County, Texas.

commonly known as 1251 Preserve Boulevard, Grand Prairie, Texas 75104.

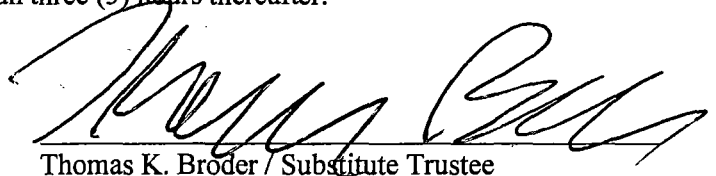
County: Dallas County, Texas
Date of Sale: March 3, 2026. The earliest time at which the sale shall occur is 1:00 p.m.
Time of Sale: 1:00 p.m. – 4:00 p.m.
Place of Sale of Property: On the north side of the George Allen Court Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Holder of the Note and Lien has appointed **Thomas K. Broder, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton** or any one of them, as Substitute Trustee under the Deed of Trust. Holder of the Note and Lien has instructed Substitute Trustee to offer the property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder, for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three (3) hours thereafter.

2026 FEB 10 AM 11:44

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY


Thomas K. Broder / Substitute Trustee

FILED

78
FILED

Notice of Foreclosure Sale

2026 FEB 10 AM 11:13

February 7, 2026

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: November 12, 2021
Grantor: Ismael Pina Almaraz and Maribel Deandra Herrera
Trustee: J. Mark Riebe
Lender: Texas Bank Financial dba Texas Bank Mortgage Co.
Recorded in: Instrument No. 202100341706 of the real property records of Dallas County, Texas

Legal Description: Lot 20, Block H, COUNTRY CLUB PARK, SECTION V, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the map or plat thereof recorded in Volume 87225, Page 2160, of the Map Records of Dallas County, Texas; together with Certificate of Correction recorded in/under Volume 90204, Page 1239 of the Real Property Records of Dallas County, Texas

Property Address: 1251 Bold Forbes Drive, Grand Prairie, TX 75052

Secures: Promissory Note ("Note") in the original principal amount of \$266,500.00, executed by Ismael Pina Almaraz and Maribel Deandra Herrera ("Borrower") and payable to the order of Lender

Substitute Trustees: Craig C. Lesok, Shelley Ortolani, Mary Mancuso, Michel Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Brown, Carol Dunmon, Payton Hreha, Jeff Benton, Leslie Shuler, Agency Sales and Posting

Substitute Trustees' Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, March 3, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the



Foreclosure Sale will begin is 1:00 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 Texas Bank Financial dba Texas Bank Mortgage Co.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Texas Bank Financial dba Texas Bank Mortgage Co., 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 Texas Bank Financial dba Texas Bank Mortgage Co.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Texas Bank Financial dba Texas Bank Mortgage Co.'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 Texas Bank Financial dba Texas Bank Mortgage Co. 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 Texas Bank Financial dba Texas Bank Mortgage Co.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

independent investigation of the nature and physical condition of the Property.

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

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

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

/s/ Craig C. Lesok

Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446



Craig C. Lesok, Shelley Ortolani, Mary Mancuso,
Michel Hreha, Francesca Ortolani, Guy Wiggs,
David Stockman, Brenda Wiggs, Donna Stockman,
Janet Pinder, Brandy Bacon, Michelle Schwartz,
Jamie Dworsky, Angela Brown, Carol Dunmon,
Payton Hreha, Jeff Benton, Leslie Shuler, Agency
Sales and Posting
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
E-mail: craig@lesoklaw.com

25TX267-0594
109 W. MOUNTAIN CREEK DR, GRAND PRAIRIE, TX 75052

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

UNIT NO. 73, BUILDING SITE NO. 13, MOUNTAIN CREEK TOWNHOUSES, TRACT NO. 2, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT THEREOF RECORDED IN VOLUME 70109, PAGE 1761, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated August 18, 2023 and recorded on August 21, 2023 as Instrument Number 202300168289 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

March 03, 2026, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by JOSH BRIDGES JR AND VICKI BRIDGES secures the repayment of a Note dated August 18, 2023 in the amount of \$203,000.00. EQUITY PRIME MORTGAGE LLC, whose address is c/o Carrington Mortgage Services, LLC, 500 N. State College Blvd. Suites 1030, 1300 and 1400, Orange, CA 92868, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

BY _____
DEPUTY

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2026 FEB 10 AM 11:12

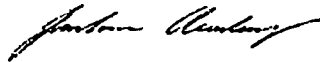


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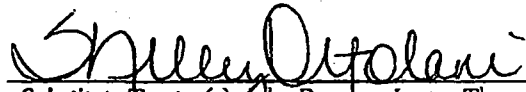
Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, ServiceLink Agency Sales and Posting, LLC, Dustin George

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.

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.



Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, 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 Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).