

1034 HOLLOW OAK ROAD  
LANCASTER, TX 75134

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**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 July 25, 2006 and recorded in Document INSTRUMENT NO. 200600279586 real property records of DALLAS County, Texas, with JUAN CARLOS CERDA AND SPOUSE LILIA ROCHA HERNANDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JUAN CARLOS CERDA AND SPOUSE LILIA ROCHA HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$141,934.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618

BY \_\_\_\_\_  
DEPUTY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2026 FEB -9 AM 10:46

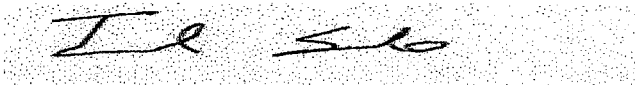


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**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE 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 ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS 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

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DALLAS

**EXHIBIT "A"**

LOT 18, BLOCK CC, OF MEADOWVIEW PHASE FIVE, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 2005090, PAGE 238 OF THE MAP RECORDS, DALLAS COUNTY, TEXAS.

TB

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

**Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

Note:

Date: October 31, 2019  
Borrower(s): Miguel Rodriguez Palacios  
Payee: Avocet Ventures, L.P.  
Original Principal Amount: \$143,100.00

Deed of Trust:

Date: October 31, 2019  
Grantor(s): Avocet Ventures, L.P.  
Trustee: Michael H. Patterson  
Recorded in: Document Number 201900293803, Dallas County, Texas

Property:

**Lot 37, Block C of Beckley City Lots, an Addition to the City of Lancaster, Dallas County, Texas, according to the Map thereof recorded in Volume 11, Page 93 of the Map Records of Dallas County, Texas.**

which currently has the address of

**1515 Marsalis Rd  
Lancaster, Texas 75134  
["Property Address"]**

Present Owner of Note(s) and Beneficiary under Deed of Trust:

Avocet Ventures, L.P.

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

2026 FEB 10 PM 1:55

FILED

**Information regarding the public sale to be held:**

Substitute Trustee: Jeffrey V. Leaverton, John T. Easter, Christopher V. Arisco, Wesley W. McCutcheon, or Spencer D. Crichton  
Substitute Trustee  
Padfield & Stout, LLP  
100 Throckmorton Street, Suite 700  
Fort Worth, Texas 76102

Appointed by written instrument dated February 10, 2026 and recorded or to be recorded in the Official Public Records of Dallas County, Texas.

Date of Sale: March 3, 2026, being the first Tuesday in said month.

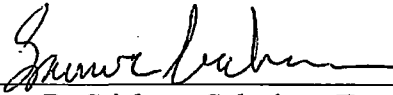
Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Dallas, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: George Allen Courts Building, 600 Commerce Street, Suite 103, Dallas, TX 75202 at the following location: North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as designated by the County Commissioners.

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Avocet Ventures, L.P. appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Avocet Ventures, L.P., make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.

  
\_\_\_\_\_  
Spencer D. Crichton, Substitute Trustee