

FILED

2026 FEB 11 PM 2:56

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Notice of Substitute Trustee Sale

T.S. #: 25-16328

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 3/3/2026
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Dallas County Courthouse in DALLAS, Texas, at the following location: **the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

Being Lot 62, in Block 1, of Creek Crossing Estates No. 6, Phase Two, an Addition to the City of Mesquite, Dallas County, Texas, according to the Map thereof recorded in Volume 87016, Page 7541, of the Map Records of Dallas County, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 2/21/2023 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk’s File No 202300033869, recorded on 2/22/2023, of the Real Property Records of Dallas County, Texas.
Property Address: 2402 WEATHERBY DR MESQUITE TX 75181

Trustor(s): **ERNESTO PEREZ AND KATHERINE PEREZ** Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AFFINITY MORTGAGE ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **Planet Home Lending, LLC** Loan Servicer: **Planet Home Lending, LLC**

Current Substituted Trustees: **Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Stockman Foreclosure Services Inc., Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC**

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

T.S. #: 25-16328

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by ERNESTO PEREZ AND KATHERINE PEREZ, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$237,650.00, executed by ERNESTO PEREZ AND KATHERINE PEREZ, HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AFFINITY MORTGAGE ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ERNESTO PEREZ AND KATHERINE PEREZ, HUSBAND AND WIFE to ERNESTO PEREZ AND KATHERINE PEREZ. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

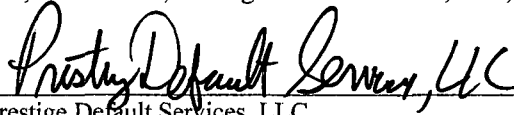
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

T.S. #: 25-16328

Dated: 2/11/26

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Stockman Foreclosure Services Inc., Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (949) 776-4697
Website: <https://prestige-post-and-pub.com>

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

FILED

Notice of Foreclosure Sale

2026 FEB -9 AM 9: 53

February 9, 2026

Special Warranty Deed with Vendor's Lien ("Deed"):

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY CLP DEPUTY

Dated: June 14, 2024

Grantor: Posados Café, LLC

Grantee: BP Dallas Investment LLC

Recorded in: Instrument No. 202400120215 of the real property records of Dallas County, Texas

Legal Description: Being a part of Lot IC, Block B, of Towne Crossing Addition, an Addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 93044, Page 3558, Map Records, Dallas County, Texas, and being the same part of a tract of land described in deed to Posados Café, Inc., recorded in Volume 2003137, Page 11930, Deed Records, Dallas County, Texas, and being more particularly described in the attached Exhibit "A."

Deed of Trust ("Deed of Trust"):

Dated: June 14, 2024

Grantor: BP Dallas Investment LLC

Trustee: Michael C. Coker

Lender: Posados Café, Inc.

Recorded in: Instrument No. 202400120216 of the real property records of Dallas County, Texas

Legal Description: Being a part of Lot IC, Block B, of Towne Crossing Addition, an Addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 93044, Page 3558, Map Records, Dallas County, Texas, and being the same part of a tract of land described in deed to Posados Café, Inc., recorded in Volume 2003137, Page 11930, Deed Records, Dallas County, Texas, and being more particularly described in the attached Exhibit "A."

Secures: Promissory Note dated June 14, 2024 in the original principal amount of \$2,200,000.00, executed by BP Dallas Investment LLC ("Borrower") and payable to the order of Lender (the "Note").

Original Property: The real property, improvements, and personal property described in and mortgaged in the Deed and/or Deed of Trust, including the

real property described in the attached Exhibit A and all rights and appurtenances thereto

Property: The Original Property

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty dated June 14, 2024, and executed by Binh Pham in favor of Lender

Trustee: Michael C. Coker

Trustee's Address: 4540 Kinsey Drive, Tyler, Texas, 75703

Foreclosure Sale:

Date: 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 10:00 and not later than three hours thereafter.

Place: George Allen Courthouse
600 Commerce Street
Dallas, Texas 75202
North side of courthouse facing Commerce Street below the overhang

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 Posados Café, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed and 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, Posados Café, Inc., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Posados Café, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed or the Deed of Trust in accordance with Posados Café, Inc.'s rights and remedies under the Deed and 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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed and the Deed of Trust and applicable Texas law.

If Posados Café, Inc. 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 and 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 and/or 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 and/or 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 and/or Deed of Trust by Posados Café, Inc.. 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, 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 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.



MICHAEL C. COKER
4540 Kinsey Drive
Tyler, Texas 75703
Telephone (903) 581-1196
Telecopier (903) 581-1407

EXHIBIT A

Being part of Lot 1C, Block B, of Towne Crossing Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 93044, Page 3558, Map Records, Dallas County, Texas, and being the same part of a tract of land described in deed to Posados Café, Inc., recorded in Volume 2003137, Page 11930, Deed Records, Dallas County, Texas, and more particularly described as follows;

BEGINNING at a 1/2" iron rod found in the East line of Towne Crossing Boulevard, a 60' right-of-way, at the West corner of Lot 2F, Block B, of Towne Crossing Addition, an Addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 85125, Page 485, Map Records, Dallas County, Texas and being a portion of Lot 2, described in deed to Soon Chun Nanci Pak, recorded in Instrument No. 20220024391, said point being the beginning of a non-tangent curve to the left having a central angle of 16°22'24", a radius of 620.00' and a chord bearing and distance of North 56°17'40" West, 176.57';

Thence Northwesterly, continuing along said East line and said curve to the left, an arc distance of 177.18' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner, said point being the beginning of a curve to the right having a central angle of 19°49'21", a radius of 560.00' and a chord bearing and distance of North 54°34'11" West, 192.78';

Thence Northwesterly, continuing along said East line and said curve to the right, an arc distance of 193.74' to a 1/2" iron rod with a yellow plastic cap stamped "HALFF" found, at the South corner of 1BR, Block B, of Towne Crossing Lot 1BR & 1D, Block B, an Addition to the City of Mesquite, Dallas County, Texas, according to the plat thereof recorded in Volume 2000198, Page 18, Map Records, Dallas County, Texas and being described in deed to Prep Amusement - Mesquite LLC., recorded in Instrument No. 202200105127, Official Public Records, Dallas County, Texas;

Thence North 72°19'13" East, along the Southeast line of said Lot 1BR, a distance of 845.87' to a 1/2" iron rod with a yellow plastic cap stamped "HALFF" found, in the present West line of LBJ Freeway (Interstate Highway 635), variable width right-of-way, as established by right-of-way deed to the State of Texas, recorded in Instrument No. 20070417755 & 200600215629, at the East corner of said 1BR;

Thence South 27°19'11" East, along said West line, a distance of 30.39' to a 4" brass disk stamped "Texas Department of Transportation" found in said West line, said point being the beginning of a non-tangent curve to the left having a central angle of 2°28'05", a radius of 2,805.45' and a chord bearing and distance of South 08°11'21" East, 120.84';

Thence Southerly, continuing along said West line and said non-tangent curve to the left, an arc distance of 120.85' to a 3.5" brass disk stamped "Texas Department of Transportation" found for corner;

Thence South 09°25'24" East, continuing along said West line, a distance of 144.49' to a 3.25" aluminum disk stamped "Texas Department of Transportation" found for corner in the Northwest line of said Lot 2F;

Thence South 72°19'13" West, along the Northwest line of said Lot 2F, a distance of 584.37' to the PLACE OF BEGINNING and containing 210,801 square feet or 4.839 acres of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **Joe Marcus Ramirez** dated August 17, 2023, and duly filed for record on August 30, 2023, in the Office of the County Clerk of Dallas County, Texas under Dallas County Clerk's Instrument No. **2023-202300175145** of the Official Public Records of Dallas County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Dallas County, Texas, to-wit:

Lot 21, Block 37, NORTHRIDGE ESTATES NO. 2, an addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof recorded in Volume 24, Page 111 of the Map and/or Plat Records of Dallas County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

**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
Jeff Benton, or
Leslie Shuler**

2026 FEB -9 PM 2:28
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed



of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

MARCH 3, 2026

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:

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

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refiled may be after the date originally scheduled for this sale.

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 described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will 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 terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.


PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "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. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

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.



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

Jeff Benton, or

Leslie Shuler

Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

**NOTICE OF SUBSTITUTE TRUSTEE'S NON-JUDICIAL
FORECLOSURE SALE**

Notice Concerning Military Duty: **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 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. Tex. Prop. Code § 51.002(i)**

STATE OF TEXAS }
 }
COUNTY OF DALLAS } **KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, by Deed of Trust (the "Deed of Trust") dated October 20, 2015, **JUAN C. RODRIGUEZ and BRENDA SIFUENTES** executed a Deed of Trust lien conveying to G. Roland Love, as Trustee, the property, including any improvements situated in Dallas County, Texas, to-wit:

BEING all that certain lot, tract or parcel of land situated in the Job Badgley Survey, Abstract No. 74, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod for a corner in the south right of way line of Potter Lane, said corner being west, 124 feet from the intersection of the south right of way line of Potter Lane and the west right of way line of Hickory Tree Road;

THENCE South, parallel with the west line of Hickory Tree Road, 150 feet to a ½ inch iron rod for a corner;

THENCE West, parallel to the south line of Potter Lane, 100 feet to a ½ inch iron rod for a corner;

THENCE North, parallel with the west line of Hickory Tree Road, 150 feet to a ½ inch iron rod for corner in the south line of Potter Lane;

THENCE East, along the south line of Potter Lane, 100 feet to the place of BEGINNING and containing 0.34435 acres pf land, more or less.

More commonly known as 1712 Potter Lane, Mesquite, TX 75149

(herein the "Property") to secure that one certain Promissory Note (the "Note") herein described, in the original principal amount of ONE HUNDRED THIRTY-FOUR THOUSAND NINE HUNDRED TEN AND NO/100THS DOLLARS (\$134,910.00), executed by **JUAN C. RODRIGUEZ and BRENDA SIFUENTES** made payable to First Select Mortgage, Inc., which

FILED

2016 FEB -9 AM 11:29

JOHN W. BARRER
COUNTY CLERK
DALLAS COUNTY, TEXAS

MM

such Deed of Trust is recorded in the Deed Records of Dallas County, Texas, as document number 201500285469 and Vendor's Lien of even date; and

WHEREAS First Select Mortgage, Inc. transferred the Note, Deed of Trust Lien and Vendor's Lien to MISSIONVEST, LLC, per Transfer of Lien which such Transfer of Lien is recorded in the Deed Records of Dallas County, Texas, as document number 201600030303 on or about February 4, 2016. MISSIONVEST, LLC is the owner and holder of said both Note and Deed of Trust Lien; and

WHEREAS, in accordance with Texas Property Code section 51.0076 and the Deed of Trust referenced above, MISSIONVEST, LLC appoints the undersigned attorney as the Substitute Trustee (herein so called) in place of the original Trustee named in the Deed of Trust (the "Payee"), upon the contingency and in the manner prescribed by the Deed of Trust and Law; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust and the outstanding balance is now wholly due; and

WHEREAS, the owner and holder of said Note has requested the undersigned to sell said "Property" to satisfy said indebtedness.

PLEASE BE ADVISED that the Deed of Trust permits MISSIONVEST, LLC to postpone, withdraw or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

FURTHER PLEASE BE ADVISED, because Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. MISSIONVEST, LLC, the owner and holder of the Note, has requested Philip D. Collins, whose mailing address is 9330 LBJ Freeway, Suite 810, Dallas, Texas 75243, to sell the property. The Trustee has been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the Deed of Trust.

FURTHER, PLEASE BE ADVISED AS FOLLOWS:

1. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting MISSIONVEST, LLC to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.
2. Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.
3. 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.

4. Pursuant to the Deed of Trust, MISSIONVEST, LLC has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

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

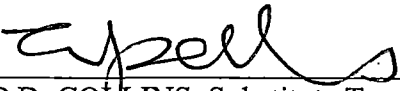
6. Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by any Substitute Trustee.

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., I WILL SELL SAID PROPERTY AT GEORGE ALLEN COURTS BUILDING 600 COMMERCE STREET, DALLAS, TEXAS, IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT OF SUCH COUNTY, THAT BEING THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS, TO THE HIGHEST BIDDER FOR CASH. SAID SALE WILL BEGIN AT 10:30 A.M. AND WILL TAKE PLACE NOT LATER THAN THREE HOURS AFTER THAT TIME.

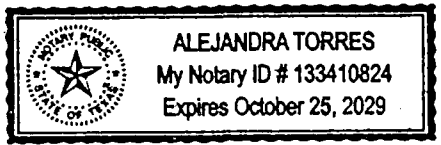
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY FOR

MISSIONVEST, LLC AND THE SO NAMED SUBSTITUTE TRUSTEE.

Witness the 9th day of February 2026.

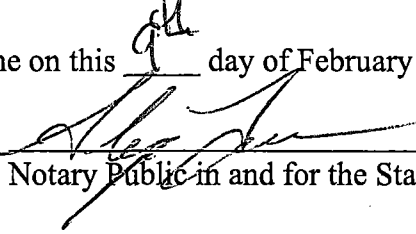


PHILIP D. COLLINS, Substitute Trustee



STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 9th day of February 2026.



Notary Public in and for the State of Texas

Please Return to:
PHILIP D. COLLINS & ASSOCIATES, P.C
PHILIP D. COLLINS
9330 LBJ FREEWAY, SUITE 810
Dallas, Texas 75243
(469) 453-4600
pdcollins@pdcollinslaw.com

FILED

NOTICE OF FORECLOSURE SALE

2026 FEB 10 PM 3:43

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

All property (real, personal or otherwise) described in the Deed of Trust, including, but not limited to, **CASA VIEW HEIGHTS 18, LOT 4, BLK 6, CASA VIEW HEIGHTS, an addition to the City of Mesquite, Dallas County, according to the map or plat thereof recorded in the Dallas County map/plat records** together with the rights, appurtenances and improvements thereto as more particularly described in the Deed of Trust referenced herein (the "Property").

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, March 3, 2026**

Time: The sale shall begin no earlier than **10:00 A.M.** or no later than three hours thereafter. The sale shall be completed by no later than **1:00 P.M.**

Place: **NORTH SIDE OF THE GEORGE L. ALLEN COURTS BUILDING FACING COMMERCE STREET LOCATED AT 600 COMMERCE STREET, DALLAS, TX 75202 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.001 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE.**

The trustee appointed by beneficiary to conduct the sale has been authorized by the beneficiary to postpone, withdraw, or reschedule the sale for another day if directed by beneficiary. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale. The sale will be conducted by Justin Masoner, substitute trustee, or Chase Garrett, alternate substitute trustee, or Heather Kay, alternate substitute trustee, or Cameron Frysinger, alternate substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust. The beneficiary thereunder intends to bid at the sale and any such bid made on behalf of beneficiary shall be in the form of a credit owed against the amounts secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters of record or as 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Tovar Investments and Associates, LLC, a Texas limited liability company (the "Borrower") to Manuel Castillo, Trustee for the benefit of David Scheuer ("Lender"), dated February 20, 2025 and recorded under Document Number 202500043218 of the Real Property Records of Dallas County, Texas (the "Deed of Trust").

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, the Promissory Note in the original principal amount of \$15,000.00 executed by Borrower, and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

David Scheuer
2025 Langer Street
Charlotte, North Carolina 28214

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale. Beneficiary has appointed Justin Masoner, Chase Garrett, Heather Kay, and Cameron Frysinger as substitute trustees.

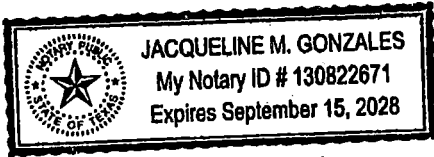
DATED February 9, 2026.



Justin Masoner, Substitute Trustee
Scheef & Stone, L.L.P.
2600 Network Blvd., Suite 400
Frisco, Texas 75034
Telephone: (214) 472-2100

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by Justin Masoner, Substitute Trustee, on the 9th day of February, 2026.



JM Gonzales
Notary Public, State of Texas

My Commission Expires:
9.15.28

Jacqueline M. Gonzales
(Printed Name of Notary)

FILED

Notice of Substitute Trustee's Sale

2026 FEB 10 PM 12: 54

Date: February 6, 2026

Substitute Trustee:

David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, Cole Emert

JOHN F. WARREN

COUNTY CLERK

DALLAS COUNTY

DEPUTY

Substitute Trustee's Address:

8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Mortgagee: Trident Realty Investments Atlas SPV, LLC, a Texas limited liability company

Note: Note dated October 2, 2023, in the amount of \$225,000.00

Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing

Date: October 2, 2023

Grantor: tSalach Realty Investments I, LLC

Original Mortgagee: Trident Realty Investments, LLC.

Recording information: Recorded with the Official Public Records of Dallas County, State of Texas on October 4, 2023, Document # 202300203425.

Property: Lot 12, Block I, CREEK CROSSING ESTATES NO. 12, PHASE I, an addition to the City of Mesquite, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 87057, Page 2294, Plat Records, Dallas County, Texas.

Commonly Known As: 2416 Liles Ln, Mesquite, TX 75181

County: Dallas County

Date of Sale (first Tuesday of month): March 3, 2026

Time of Sale: The earliest time at which the sale shall occur is 11:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONERS.

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.

Mortgagee David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, Cole Emert, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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 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, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Cole Emert