

FILED

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

2026 JAN 29 AM 11:23

JOHN F. WARREN

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 23, 2024 and recorded under Clerk's File No. 202400038053; in the real property records of Dallas County Texas, with Chapelwood Properties, Inc., a Texas Corporation as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Logan Finance Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Chapelwood Properties, Inc., a Texas Corporation securing payment of the indebtedness in the original principal amount of \$225,080.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Chapelwood Properties, Inc., A Texas Corporation by Brad Fitch - President. U.S. Bank Trust National Association, not in its individual capacity but solely as trustee of Greene Street Funding Trust II is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. RF MORTGAGE SERVICES CORPORATION is acting as the Mortgage Servicer for the Mortgagee. RF MORTGAGE SERVICES CORPORATION, is representing the Mortgagee, whose address is: 222 W ADAMS ST #3150, CHICAGO, IL 60606.

Legal Description:

UNIT 219, BUILDING C, HIGH HOLLOW CONDOMINIUMS, A CONDOMINIUM PROJECT IN DALLAS COUNTY, TEXAS; TOGETHER WITH THE LIMITED COMMON ELEMENTS AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS DEFINED IN THAT DECLARATION RECORDED IN VOLUME 80142, PAGE 243 AND VOLUME 85064, PAGE 2180, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, AND ANY AMENDMENTS THERETO.

SALE INFORMATION

Date of Sale: 03/03/2026

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Dallas County Courthouse, Texas 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

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE 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, Agency Sales and Posting, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on January 26, 2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-25-03742

FILED

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

2026 JAN 29 AM 11:23

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 13, 2022 and recorded under Clerk's File No. 202200261573, in the real property records of Dallas County Texas, with Lonny G. Ramos, Jr and Nilam Maruti Madane, spouse signing pro forma as Grantor(s) and JPMorgan Chase Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Lonny G. Ramos, Jr and Nilam Maruti Madane, spouse signing pro forma securing payment of the indebtedness in the original principal amount of \$110,400.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Lonny G. Ramos, Jr. JPMorgan Chase Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

Legal Description:

BEING THE FOLLOWING REAL PROPERTY OF OAKS ON THE BEND, A CONDOMINIUM CREATED PURSUANT TO THE CONDOMINIUM DECLARATION AND MAP RECORDED IN VOLUME 82152, PAGE 3089, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, AS AFFECTED BY AMENDED AND RESTATED DECLARATION FILED 09/24/1982, RECORDED IN VOLUME 82188, PAGE 325; SUPPLEMENTAL DECLARATION FDED 09/29/1982, RECORDED IN VOLUME 82192, PAGE 171; SUPPLEMENTAL DECLARATION FDED 05/16/1983, RECORDED IN VOLUME 83097, PAGE 2628; FIRST AMENDMENT FDED 07/15/1983, RECORDED IN VOLUME 83139, PAGE 2608; FIRST AMENDMENT CORRECTION FILED 07/15/1983, RECORDED IN VOLUME 83146, PAGE 54; SUPPLEMENTAL DECLARATION FILED 08/25/1983, RECORDED IN VOLUME 83168, PAGE 5782; SECOND AMENDMENT FILED 09/05/1984, RECORDED IN VOLUME 84176, PAGE 543, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, COVERING A BUILDING AND LAND LOCATED IN DALLAS COUNTY, TEXAS AND DESCRIBED IN SUCH DECLARATION; TOGETHER WITH AN UNDIVIDED INTEREST, APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED BELOW, IN AND TO THE COMMON ELEMENTS IN THE PERCENTAGE DESIGNATED FOR THE RESIDENTIAL UNIT ON EXHIBIT "C" ATTACHED TO THE DECLARATION:

RESIDENTIAL UNIT: UNIT 1109, BUILDING L

SALE INFORMATION

Date of Sale: 03/03/2026

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: Dallas County Courthouse, Texas 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

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE 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, Auction.com, LLC, or Codilis & Moody, P.C., as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on January 26, 2026.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-26-00208

Notice of [Substitute] Trustee 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: 03/03/2026

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

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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1520 NOKOMIS ROAD, LANCASTER, TX 75146

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/11/2006 and recorded 08/18/2006 in Document 200600305708 , real property records of Dallas County, Texas, with **ANTONIO GARCIA, A MARRIED MAN & MARIA MACRINA, SIGNING PRO FORMA TO PERFECT LIEN ONLY** grantor(s) and MILA, INC DBA MORTGAGE INVESTMENT LENDING ASSOCIATES, INC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **ANTONIO GARCIA, A MARRIED MAN & MARIA MACRINA, SIGNING PRO FORMA TO PERFECT LIEN ONLY**, securing the payment of the indebtedness in the original principal amount of \$182,875.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS9** is the current mortgagee of the note and deed of trust or contract lien.

JOHN F. WARREN
COUNTY CLERK

2026 JAN 22 AM 10:37

FILED

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

BEING A TRACT OF LAND SITUATED IN THE GEORGE HOOVER SURVEY, ABSTRACT NO. 549, DALLAS COUNTY, TEXAS, AND BEING CALLED 2.00 ACRE TRACT OF LAND CONVEYED TO PATRICIA BRIGGS, RECORDED IN VOLUME 95189, PAGE 2508, DEED RECORDS, DALLAS COUNTY, TEXAS, AND A TRACT OF LAND CONVEYED TO ROBERT BRIGGS AND WIFE, JANIS BRIGGS, RECORDED IN VOLUME 78051, PAGE 1739, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A P.K. NAIL SET FOR CORNER AT THE INTERSECTION OF THE EAST LINE OF NOKOMIS ROAD (CALLED 50' R.O.W.) WITH THE CENTERLINE OF WILSON ROAD (CALLED 30' R.O.W.) SAME BEING THE NORTHWEST CORNER OF SAID 2.00 ACRE TRACT; THENCE S 83 DEGREES 20 MINUTES 00 SECONDS E, ALONG THE CENTERLINE OF SAID WILSON ROAD, A DISTANCE OF 427.20 FT. (DEED-426.83 FT.) TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 2.00 ACRE TRACT, SAME BEING THE CENTERLINE OF TANK BRANCH; THENCE LEAVING THE CENTERLINE OF SAID WILSON ROAD AND ALONG THE CENTERLINE OF SAID TANK BRANCH THE FOLLOWING CALLS: THENCE S 47 DEGREES 06 MINUTES 26 SECONDS E A DISTANCE OF 51.22 FT. TO A POINT FOR CORNER; THENCE S 72 DEGREES 59 MINUTES 00 SECONDS E A DISTANCE OF 134.50 FT. TO A POINT FOR CORNER; THENCE S 41 DEGREES 35 MINUTES 00 SECONDS E A DISTANCE OF 108.90 FT. TO A POINT FOR CORNER; THENCE S 22 DEGREES 07 MINUTES 00 SECONDS W A DISTANCE OF 82.92 FT. TO A POINT FOR CORNER; THENCE S 24 DEGREES 21 MINUTES 00 SECONDS E A DISTANCE OF 84.78 FT. TO A POINT FOR CORNER; THENCE S 22 DEGREES 56 MINUTES 00 SECONDS W A DISTANCE OF 68.55 FT. TO A POINT FOR CORNER, ANE BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CALVIN SHAHAN RECORDED IN VOLUME 68092, PAGE 888, DEED RECORDS, DALLAS COUNTY, TEXAS; THENCE N 84 DEGREES 26 MINUTES 00 SECONDS W, LEAVING SAID TANK BRANCH, AT 14.33 FT. PASSING A 1/2 INCH IRON ROD FOUND ON THE HIGH BANK OF SAID CREEK, CONTINUING IN ALL A DISTANCE OF 416.84 FT. TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO WHITLEY LOUQUE AND WIFE, VERLA LOUQUE, RECORDED IN VOLUME 96164, PAGE 4746, DEED RECORDS, DALLAS COUNTY, TEXAS; THENCE N 00 DEGREES 22 MINUTES 39 SECONDS W, ALONG THE EAST LINE OF SAID LOUQUE TRACT, A DISTANCE OF 198.30 FT. TO A 1/2 INCH IRON ROD SET FOR CORNER; THENCE N 85 DEGREES 15 MINUTES 00 SECONDS W, ALONG THE NORTH LINE OF SAID LOUQUE TRACT, A DISTANCE OF 223.61 FT. TO A 1/2 INCH IRON ROD SET FOR CORNER ON THE EAST LINE OF SAID NOKOMIS ROAD; THENCE N 00 DEGREES 15 MINUTES 00 SECONDS W, ALONG THE EAST LINE OF SAID NOKOMIS ROAD, A DISTANCE OF 165.21 FT. TO THE POINT OF BEGINNING AND CONTAINING A GROSS AREA OF 4.0107 ACRES (174,704 SQ. FT.), WITH 0.1503 ACRES (6,547 SQ. FT.) IN WILSON ROAD, FOR A NET AREA OF 3.8604 ACRES (168,157 SQ. FT.) OF LAND, MORE OR LESS.

8. **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. PHH Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

TS No.: 2026-00039-TX
20-000578-673

PO BOX 24605
West Palm Beach, FL 33416-4605
Phone: 877-744-2506

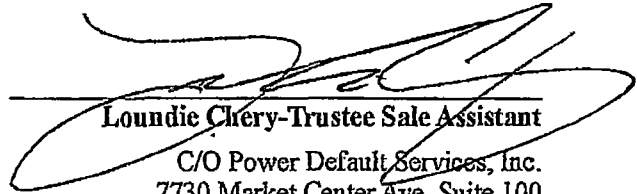
TS No.: 2026-00039-TX
20-000578-673

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Date: January 15, 2026



Loundie Chery-Trustee Sale Assistant

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.auction.com or (800) 280-2832

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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 1/22/26 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.

3045 PARK LN APT 1042
DALLAS, TX 75220

00000010702561

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 May 01, 2018 and recorded in Document INSTRUMENT NO. 201800117630 real property records of DALLAS County, Texas, with JAIME ASPEITIA AND NELLY ASPEITIA, HUSBAND AND WIFE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAIME ASPEITIA AND NELLY ASPEITIA, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$77,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

BY
DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2026 JAN 22 AM 10:36

FILED



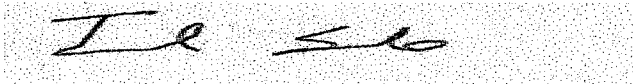
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3045 PARK LN APT 1042
DALLAS, TX 75220

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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 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 01/22/2026 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: 01/22/2026

3045 PARK LN APT 1042
DALLAS, TX 75220

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00000010702561

DALLAS

EXHIBIT "A"

BEING THE FOLLOWING REAL PROPERTY OF PARK LANE TOWNHOMES, A CONDOMINIUM CREATED PURSUANT TO THE CONDOMINIUM DECLARATION AND MAP RECORDED IN VOLUME 79140, PAGE 1786, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, AS AFFECTED BY AMENDMENT FILED 07/24/1979, RECORDED IN VOLUME 79144, PAGE 2802; AMENDMENT FILED 07/24/1979, RECORDED IN VOLUME 79144, PAGE 2806; AMENDMENT FILED 06/12/2012, RECORDED IN CC# 201200167924, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, COVERING A BUILDING AND LAND LOCATED IN DALLAS COUNTY, TEXAS AND DESCRIBED IN SUCH DECLARATION, TOGETHER WITH AN UNDIVIDED INTEREST, APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED BELOW, IN AND TO THE COMMON ELEMENTS IN THE PERCENTAGE DESIGNATED FOR THE RESIDENTIAL UNIT ON EXHIBIT C" ATTACHED TO THE DECLARATION.

RESIDENTIAL UNIT: UNIT 1042, BUILDING K

PNC BANK, N.A. (NCM)
PATRICK, STACEY
549 RANCH TRAIL UNIT 192, IRVING, TX 75063

Firm File Number: 25-042275

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 20, 2023, STACEY PATRICK; AN UNMARRIED PERSON, as Grantor(s), executed a Deed of Trust conveying to MARINOSCI LAW GROUP, P.C., as Trustee, the Real Estate hereinafter described, to PNC BANK, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 202300193734, to which reference is herein made for all purposes:

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 3, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in DALLAS COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

BEING THE FOLLOWING REAL PROPERTY OF THE VILLAS AT VALLEY RANCH, A CONDOMINIUM CREATED PURSUANT TO THE CONDOMINIUM DECLARATION AND MAP RECORDED IN VOLUME 84209, PAGE 989, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, AS AFFECTED BY FIRST SUPPLEMENTAL DECLARATION FILED 01/24/1985, RECORDED IN VOLUME 85017, PAGE 3430; CORRECTION INSTRUMENT TO THE DECLARATION FILED 02/22/1985, RECORDED IN VOLUME 85038, PAGE 1821; SECOND SUPPLEMENTAL DECLARATION FILED 09/04/1985, RECORDED IN VOLUME 85173, PAGE 2351; SUPPLEMENT TO DECLARATION AND MASTER DEED FILED 12/18/1985, RECORDED IN VOLUME 85246, PAGE 5733; AMENDMENT NO. 1 TO THE DECLARATION AND MASTER DEED FILED 12/18/1985, RECORDED IN VOLUME 85246, PAGE 5739, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, COVERING A BUILDING AND LAND LOCATED IN DALLAS COUNTY, TEXAS AND DESCRIBED IN SUCH DECLARATION, TOGETHER WITH AN UNDIVIDED INTEREST, APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED BELOW, IN AND TO THE COMMON ELEMENTS IN THE PERCENTAGE DESIGNATED FOR THE RESIDENTIAL UNIT ON EXHIBIT "C" ATTACHED TO THE DECLARATION:

RESIDENTIAL UNIT: UNIT 192, BUILDING W

Property Address: 549 RANCH TRAIL UNIT 192
IRVING, TX 75063
Mortgage Servicer: PNC BANK, N.A.
Mortgagee: PNC BANK, NATIONAL ASSOCIATION
3232 NEWMARK DRIVE
MIAMISBURG, OH 45342-5433

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 property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE
Auction.com LLC
1 Mauchly
Irvine, CA 92618

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2026 JAN 29 AM 10: 57

WITNESS MY HAND this day January 26, 2026.

FILED



By: _____

Grant Tabor
Texas Bar No. 24027905
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for PNC Bank, National Association

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Rolando Colunga Velasquez and Maria G Capuchino Mendoza	Deed of Trust Date	May 17, 2022
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$205,000.00
Recording Information	Instrument #: 202200141094 in Dallas County, Texas	Original Trustee	David Zalman
Property Address	10937 Rockstone Dr., Balch Springs, TX 75180.	Property County	Dallas

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	03/03/2026
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang in Dallas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustees	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act.
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
BEING A PART OF THE BERRY & GALLOWAY RESUBDIVISION OF LOTS 18 THROUGH 27 IN BLOCK E OF THE BERRY AND GALLOWAY SUBDIVISION NO. 2, AN UNRECORDED ADDITION IN THE ROBERT WOODRUFF SURVEY, ABSTRACT NO. 1564, AND BEING IN THE SAME TRACT OF LAND DESCRIBED IN DEED TO JOHN E. SPENCER, RECORDED IN INSTRUMENT NO. 202000027693, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET IN THE NORTH LINE OF ROCKSTONE DRIVE, A PUBLIC RIGHT-OF-WAY, AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO VICENTE HERNANDEZ AND NOEMI HERNANDEZ, RECORDED IN INSTRUMENT NO. 201500019863, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS; THENCE WEST, ALONG SAID NORTH LINE, A DISTANCE OF 57.00' TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET AT THE SOUTHEAST CORNER OF BETTY L. REYNOLDS, JOHNNY REDCLOUD COX AND DOLLY MARIE COX, RECORDED IN VOLUME 90152, PAGE 3367, MAP RECORDS, DALLAS COUNTY, TEXAS; THENCE NORTH, A DISTANCE OF 225.00' TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO KATHY S. SHOOK, RECORDED IN VOLUME 2003150, PAGE 10882, DEED RECORDS, DALLAS COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID REYNOLDS AND COX TRACT; THENCE EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 57.00' TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" FOUND AT THE NORTHWEST CORNER OF SAID HERNANDEZ TRACT; THENCE SOUTH, A DISTANCE OF 225.00' TO THE PLACE OF BEGINNING AND CONTAINING 12,825 SQUARE FEET OR 0.294 OF AN ACRE OF LAND.

2026 JAN 22 AM 11:30

FILED

NOTICE OF TRUSTEE'S SALE

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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 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.

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 other 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 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 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

Dated January 15, 2026.

NOTICE OF TRUSTEE'S SALE

/s/ Selim H. Taherzadeh
Selim H. Taherzadeh
15851 N. Dallas Parkway
Suite 410
Addison, TX 75001

Return to: Taherzadeh, PLLC
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001