

FILED

2024 FEB 12 PM 2:37

Notice of Trustee's Sale

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 5th DAY OF March 2024.

Date: February 9, 2024
Trustee: Daniel W. Schreimann
Mortgagee: BoRain Capital Fund – V, LLC
Note: Promissory Note dated May 26, 2016

Deed of Trust

Date: May 26, 2016
Grantor: Virgilio Rodriguez and Astrid Ramirez
Beneficiary: GP Acquisitions, LLC.
Recording information: Instrument Number 201600228171
Property: SEE EXHIBIT "A"
Also known as: 2943 Simpson Stuart, Dalla, Texas
75241

Transfer of Lien

Date: August 17, 2016
Holder of Note and Lien: GP Acquisitions, LLC.
Transferee: Minsk Finance, LLC
Original Payee: GP Acquisitions, LLC.
Recording information: Instrument Number 201700029002
Property: SEE EXHIBIT "A"

Also known as: 2943 Simpson Stuart, Dalla, Texas
75241

Transfer of Lien

Date: January 20, 2017
Holder of Note and Lien: Minsk Finance, LLC
Transferee: The Entrust Group, Inc.
Payee: GP Acquisitions, LLC.
Recording information: Instrument Number 201700029001
Property: SEE EXHIBIT "A"

Also known as: 2943 Simpson Stuart, Dalla, Texas
75241

Transfer of Lien

Date: January 31, 2017
Holder of Note and Lien: The Entrust Group, Inc.
Transferee: Minsk Finance, LLC
Payee: GP Acquisitions, LLC.
Recording information: Instrument Number 201700029002
Property: SEE EXHIBIT "A"

Also known as: 2943 Simpson Stuart, Dalla, Texas
75241

Transfer of Lien

Date: April 7, 2021
Holder of Note and Lien: Minsk Finance, LLC
Transferee: American Equity Funding, Inc.
Payee: GP Acquisitions, LLC.

Recording information:

Instrument Number 202100119436

Property:

SEE EXHIBIT "A"

Also known as: 2943 Simpson Stuart, Dalla, Texas
75241

Transfer of Lien

Date:

April 7, 2021

Holder of Note and Lien:

American Equity Funding, Inc.

Transferee:

Lindie Mae, Inc. .

Payee:

GP Acquisitions, LLC.

Recording information:

Instrument Number 202100119437

Property:

SEE EXHIBIT "A"

Also known as: 2943 Simpson Stuart, Dalla, Texas
75241

Transfer of Lien

Date:

April 8, 2021

Holder of Note and Lien:

Lindie Mae, Inc. .

Transferee:

Borain Capital Fud-V, LLC

Payee:

GP Acquisitions, LLC.

Recording information:

Instrument Number 202100170407

Property:

SEE EXHIBIT "A"

Also known as: 2943 Simpson Stuart, Dalla, Texas
75241

County:

Dallas County, Texas

Substitute Trustee's Name:

DANIEL W. SCHREIMANN
ABSTRACT/TRUSTEES OF TEXAS: JIM

MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, ED HENDERSON, MICHELLE
SCHWARTZ, GUY WIGGS, DAVID
STOCKMAN, DONNA STOCKMAN, JAMIE
DWORSKY, JANET PINDER, BRANDY
BACON, ANGELA COOPER, ANDREW MILLS-
MIDDLEBROOK, OR ANY TO ACT.

Substitute Trustee's Address:

c/o Schreimann & Associates, P.C., 8445 Freeport
Parkway, Suite 175, Irving, Texas 75063

Date of Sale (first Tuesday of month):

March 5, 2024

Time of Sale:

10:00 a.m.

Place of Sale:

on the North Side of the George Allen Courts
Building Facing Commerce Street below the
overhang, or as designated by the County
Commissioners.

DANIEL W. SCHREIMANN ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JAMIE DWORSKY, JANET PINDER, BRANDY BACON, ANGELA COOPER, ANDREW MILLS-MIDDLEBROOK, OR ANY TO ACT., as the Substitute Trustee under the Deed of Trust, and Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on March 5, 2024, the Trustee will offer the Property for sale at public auction at the, or any location designated by the Commissioners Court, to the highest bidder for cash, on the North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as designated by the County Commissioners. "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is 10:00 a.m., and the sale will be conducted no later than three hours thereafter.

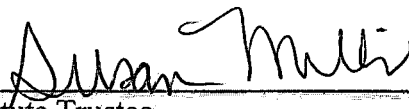

Substitute Trustee

EXHIBIT "A"

WW 1.2 Lot 3 & E ½ Lot 4, Block 16/6890 Carver Heights Addition, Dallas County, Texas

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PM 2:37

DATE: February 9, 2024

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

DEED OF TRUST:

Date: June 13, 2019

Grantor: DOUGLAS VINSON and CANDI VINSON

Grantor's County: DALLAS

Beneficiary: BAY MOUNTAIN FUND I, LLC

Trustee: BRUCE WAYNE CORLEY

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, ED
HENDERSON, GEORGE HAWTHORNE, and ANDREW
MILLS-MIDDLEBROOK

Substitute Trustee's Address:

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

Recorded in: Document No. 201900156986, Real Property Records, Dallas County,
Texas.

PROPERTY:

BEING THE FOLLOWING REAL PROPERTY OF FAULKNER POINT
CONDOMINIUM, A CONDOMINIUM CREATED PURSUANT TO THE
CONDOMINIUM DECLARATION AND MAP RECORDED IN VOLUME 80172,
PAGE 3996, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS AND RE-
FILED IN INSTRUMENT RECORDED IN IN VOLUME 80178, PAGE 2354, AS
AFFECTED BY SUPPLEMENTAL DECLARATION OF ANNEXATION AND
AMENDMENT FILED 12/10/1980, RECORDED IN VOLUME 80241, PAGE 673;
SUPPLEMENTAL DECLARATION OF ANNEXATION AND MERGER FILED
04/14/1981, RECORDED IN VOLUME 81073, PAGE 1301; SUPPLEMENTAL
DECLARATION OF ANNEXATION AND MERGER 07/31/1981, RECORDED IN
VOLUME 81149, PAGE 2074; AMENDMENT AND SUPPLEMENTAL
DECLARATION FILED 04/16/1981, RECORDED IN VOLUME 81075, PAGE 2571;

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

2024 FEB 12 PM 2:37

FILED

AMENDMENT TO SUPPLEMENTAL DECLARATION OF ANNEXATION AND MERGER FILED 10/27/1981, RECORDED IN VOLUME 81210, PAGE 2406, 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 204, BUILDING F.

NOTE SECURED BY DEED OF TRUST:

Date: June 13, 2019

Original Principal Amount: \$62,400.00

Holder: BAY MOUNTAIN FUND I, LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 5th day of March, 2024.

PLACE OF SALE OF PROPERTY (including county):

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

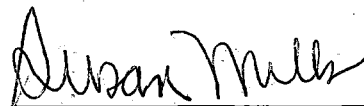
The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

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

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

If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a

member of a reserve component of the armed forces of the United States, please send
written notice of the active duty military services to the sender of this notice immediately.

A handwritten signature in cursive script that reads "Susan Mills". The signature is written in dark ink and is positioned above a horizontal line.

JIM MILLS, SUSAN MILLS, ED
HENDERSON, GEORGE HAWTHORNE,
and ANDREW MILLS-MIDDLEBROOK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

NOTICE OF FORECLOSURE SALE

FILED
2024 FEB 12 PM 3:50
JOHN E. WARREN
COUNTY CLERK
BY _____ DALLAS COUNTY
DEPUTY

Notice is hereby given of a public nonjudicial foreclosure sale.

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

EXHIBIT "A"

Being part of a 11.7 acre tract out of Block 3 of the Subdivision of Robert J. Kleburg Survey, Abstract No. 716, Dallas County, Texas said tract being more particularly described in a Deed to T.E. Frossard, recorded in Volume 3972, Pages 608, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Northeast line of the T.E. Frossard 11.7 acre tract, said point being 350 feet Southeast of the most Northerly corner of said tract;

THENCE in a Southeast direction along said Northeast line 100 feet to a point for corner;

THENCE Southwest parallel with the Northwest line of said 11.7 acre tract, 150 feet to a point on the Northeast line of a 55 foot strip dedicated for street purposes by T.E. Frossard by instrument filed by March 24, 1954;

THENCE Northwest along said dedicated strip 100 feet to a point for corner;

THENCE Northeast parallel with the Northwest line of said 11.7 acre tract 150 feet to the PLACE OF BEGINNING and also being know as Lots 20 and 21, of the unrecorded Plat of Lawson Estates.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area of quantity is correct but is made for informational and/or identification purposes and does not override item 2 of Schedule B, hereof.

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

Date: March 5, 2024

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: Dallas County Courthouse in Dallas, Texas, at the location designated by the County Commissioners at North Side of Gorge Allen Courts Building facing 600 Commerce St., below the overhang.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. 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 refiling may be after the date originally scheduled for this sale.

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 permitting the beneficiary thereunder to have the bid credited to the indebtedness up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. All noteholders will be acting and bidding jointly.

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 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 foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jose Castillo REI, LLC a Texas Limited Liability Company ("Debtor"). The Deed of Trust is dated December 17, 2019, and was recorded in the office of the County Clerk of Dallas County, Texas on December 30, 2019, under instrument No. 201900348054

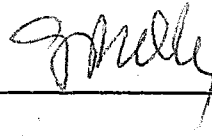
5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the Promissory Note in the original principal amount of \$124,000.00 executed by Debtor and payable to the order of Hermitage Mortgage LLC., Is the owner and holder of the Obligations and the beneficiary under the Deed of Trust.

6. Notice. ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE, OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS 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 ACITVE DUTY MILITARY SERVICE TO THE SERNDER OF THIS NOTICE IMMEDIATELY.

Questions concerning the sale may be directed to the undersigned.

7. Default and Request to Act. The indebtedness is now due, 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 a substitute trustee to conduct the sale.

DATED: March 05, 2024



Scott Belsley



Hermitage Mortgage LLC.

PO Box 851025

Richardson, TX 75085

NOTICE OF FORESLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

FILED
2024 FEB 12 PM 4:18
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

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

EXHIBIT "A"

Being part of a 11.7 acre tract out of Block 3 of the Subdivision of Robert J. Kleburg Survey, Abstract No. 716, Dallas County, Texas said tract being more particularly described in a Deed to T.E. Frossard, recorded in Volume 3972, Pages 608, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Northeast line of the T.E. Frossard 11.7 acre tract, said point being 350 feet Southeast of the most Northerly corner of said tract;

THENCE in a Southeast direction along said Northeast line 100 feet to a point for corner;

THENCE Southwest parallel with the Northwest line of said 11.7 acre tract, 150 feet to a point on the Northeast line of a 55 foot strip dedicated for street purposes by T.E. Frossard by instrument filed by March 24, 1954;

THENCE Northwest along said dedicated strip 100 feet to a point for corner;

THENCE Northeast parallel with the Northwest line of said 11.7 acre tract 150 feet to the PLACE OF BEGINNING and also being know as Lots 20 and 21, of the unrecorded Plat of Lawson Estates.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area of quantity is correct but is made for informational and/or identification purposes and does not override item 2 of Schedule B, hereof.

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

Date: March 5, 2024

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: Dallas County Courthouse in Dallas, Texas, at the location designated by the County Commissioners at North Side of Gorge Allen Courts Building facing 600 Commerce St., below the overhang.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. 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 refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

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 permitting the beneficiary thereunder to have the bid credited to the indebtedness up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. All noteholders will be acting and bidding jointly.

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 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 foreclosure sale being conducted H.C.
pursuant to the power of sale granted by the deed of trust executed by Yareth Tovar Marquez and
Jose Castillo REI LLC Texas
Fernando Mendoza Gomez H.C.
Limited Liability Company ("Debtor"). The Deed of Trust is dated December 18, 2019, and was
recorded in the office of the County Clerk of Dallas County, Texas on December 30, 2019,
under instrument No. 201900351779 H.C.
~~348054~~

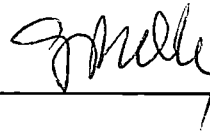
5. Obligations Secured. The Deed of Trust provides that it secures the payment of
the indebtedness and obligations therein described (collectively the "Obligations") including but
not limited to the Promissory Note in the original principal amount of \$139,500 H.C.
~~\$124,000.00~~ executed by
Debtor and payable to the order of Hermitage Mortgage LLC., Is the owner and holder of the
Obligations and the beneficiary under the Deed of Trust.

6. Notice. ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE
ARMED FORCES OF THE UNITED STATES. IF YOU ARE, OR YOUR SPOUSE IS SERVING
IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS 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 SERNDER
OF THIS NOTICE IMMEDIATELY.

Questions concerning the sale may be directed to the undersigned.

7. Default and Request to Act. The indebtedness is now due, 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 a substitute trustee to conduct the sale.

DATED: March 05, 2024



Scott Belsley



Hermitage Mortgage LLC.

PO Box 851025

Richardson, TX 75085

10
FILED

2024 FEB 12 AM 11:57

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

00000009962747

BY _____ DEPUTY

1802 NAVAJO PL #1802
IRVING, TX 75061

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 05, 2024

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 December 07, 2017 and recorded in Document INSTRUMENT NO. 201700345972 real property records of DALLAS County, Texas, with KRISTI SMITH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KRISTI SMITH, securing the payment of the indebtednesses in the original principal amount of \$125,829.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK AND TRUST COMPANY 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.

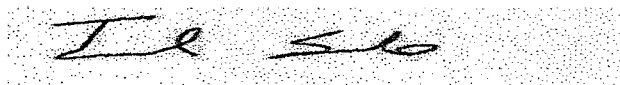
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FIRST UNITED BANK AND TRUST, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK AND TRUST
3930 DALLAS PARKWAY
PLANO, TX 75093



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.

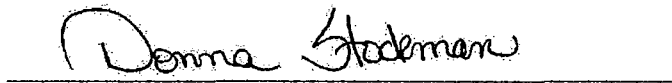
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY 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 02-12-2024 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: 02-12-2024

1802 NAVAJO PL #1802
IRVING, TX 75061

00000009962747

00000009962747

DALLAS

EXHIBIT "A"

BEING THE FOLLOWING REAL PROPERTY OF DEL PASEO TOWN HOMES, A CONDOMINIUM CREATED PURSUANT TO THE CONDOMINIUM DECLARATION AND MAP RECORDED IN VOLUME 78028, PAGE 450, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, AS AFFECTED BY FIRST AMENDMENT FILED 04/27/1978, RECORDED IN VOLUME 78081, PAGE 1299, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS; SECOND AMENDMENT FILED 10/31/1978, RECORDED IN VOLUME 78211, PAGE 2454, 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 "B" ATTACHED TO THE DECLARATION; AND ALSO INCLUDING THE PARKING SPACE(S) AS PART OF THE RESIDENTIAL UNIT:

RESIDENTIAL UNIT: UNIT 1802, BUILDING J

FILED

2024 FEB -7 PM 12: 24

STATE OF TEXAS

COUNTY OF DALLAS

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Dallas County, Texas and more fully described as:

8110 Skillman Street #2080, Dallas, TX 75231; a/k/a

Unit 2080, Building P, of Windtree Condominiums, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 80098, Page 1252, Condominium Records of 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, in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit "C" attached to the Declaration;

2. **Owner(s):** Mr. Alamo Walton, Jr.

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

Date: Tuesday, March 5, 2024

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Dallas County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

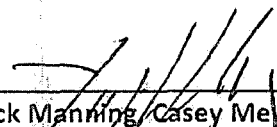
The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of record affecting the Property and any rights of redemption granted by law. Prospective bidders are strongly urged to examine the applicable property records and the law.

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Windtree Homeowners Association, Inc. a/k/a Windtree Condominiums for the failure of the above-referenced owner(s) to pay assessments and related charges against the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$24,913.03, as of January 26, 2024.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: January 26, 2024



Jack Manning, Casey Meyers, Lance Erickson,
Philip Traynor, Shannon Spizman, Vrutti
Patel, and Jennifer Chacko, Attorneys &
Substitute Trustees

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – Telephone
(214) 821-3800 – Facsimile

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE-NAMED ASSOCIATION.

Notice of Trustee's Sale

FILED

2024 FEB 12 PM 2:07

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Date: February 12, 2024

Trustee: Kim R. Thorne

Trustee's Address: 123 W. Main St, 3rd Floor, Grand Prairie, Dallas County, TX 75050

Mortgagee: Melvin Ray Cook, II and Coni Thorne Cook dba R & R Partners, a Texas partnership

Mortgagee's Address: 1617 Kingston Drive, Grand Prairie, Dallas County, TX 75051

Note: One Hundred Forty Nine Thousand Nine Hundred Fifty Nine and no/100 Dollars (\$149,959.00)

Deed of Trust

Date: January 23, 2015

Grantor: Jonathan Bell and Carlos Bell

Mortgagee: Melvin Ray Cook, II and Randy Earl Cook dba R & R Partners, a Texas partnership

Recording information: Vendor's Lien retained in Deed filed as Instrument File Number 201500022398 in the Official Public Records of Dallas County, Texas; Deed of Trust filed as Instrument File Number 201500022399 in the Official Public Records of Dallas County, Texas

Property: BEING a part of the MCKINNEY AND WILLIAMS SURVEY, ABSTRACT No. 1003, and a part of a 3.05 acre tract sold by R. L. Hight et ux, to Sadie Gillespie by deed dated December 12, 1908, recorded in Volume 539, Page 520, of the Deed Records of Dallas County, Texas, and being the South 50 feet of that tract of land conveyed to T. H. Milliorn by Arthur Chapman by deed dated June 5, 1946, and more particularly described as follows:

BEGINNING at an iron rod for the Southwest corner of said T.H. Milliorn tract, being the Southwest corner of said 3.05 acre tract of land;

THENCE North 2° 55' West with the West line of said Milliorn tract, 50 feet to an "X" cut in concrete walk for corner;

THENCE North 87° 05' East, 192 feet to a fence post for corner;

THENCE South 2° 55' East, 50 feet to a fence post for the Southeast corner of said Milliorn tract, being the Southeast corner of said 3.05 acre tract;

THENCE South 87° 05' West, 192 feet to the place of beginning.

County: Dallas

Date of Sale (first Tuesday of month): March 5, 2024

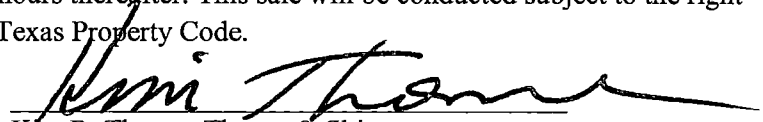
Time of Sale: 10:00am – 1:00pm

Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

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.

Kim R. Thorne is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.


Kim R. Thorne, Thorne & Skinner
123 W. Main St, 3rd Floor, Grand Prairie, TX 75050
972.264.1614