

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

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

DATE & TIME OF SALE: Tuesday **March 3, 2026** (which is the first Tuesday of that month). The earliest time at which the sale shall occur is **1:00 p.m.** The sale shall begin at that time or not later than three (3) hours after that time. The Association will sell said real estate to the highest bidder for cash, subject to all superior liens and encumbrances of record.

PLACE OF SALE: At the area designated by the Commissioner's Court of Dallas County, Texas, pursuant to Court Order No. 2009-0463, dated March 10, 2009, filed and recorded in the Official Public Records of Dallas County, Texas. Such designation is as follows: "the area outside on the North side of the George Allen Courts Building facing 600 Commerce Street below the overhang..." or as designated by the County Commissioners.

INFORMATION REGARDING THE LIEN AND POWER OF SALE THAT IS THE SUBJECT OF THIS SALE:

CONDOMINIUM: The **River Oaks Homeowners Association, Inc.** established by virtue of that certain River Oaks Condominiums Declaration and Master Deed, dated 6/18/1979, filed/recorded on 6/27-28/1979, in Volume 79126, Page 244, Condominium/Deed Records, Dallas County, Texas (hereinafter, together with all amendments and supplements thereto, referred to as the "Declaration").

SUBJECT PROPERTY DESCRIPTION: See **Exhibit "A"** attached hereto and made a part hereof for all purpose, with a common street address of **4859 Cedar Springs Rd., #344, Dallas, Texas 75219**, (hereinafter the "Property").

POWER OF SALE: As per Chapters 51 and 82 of the Texas Property Code and the Declaration.

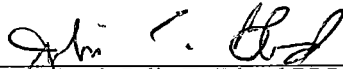
OBLIGOR: **Newt Delvin Hopkins**

OBLIGEE: **River Oaks Homeowners Association, Inc.**

Therefore, at the date, time and place set forth above, the undersigned Trustee will sell the Property to the highest bidder for cash.

IN WITNESS WHEREOF this Notice of Assessment Lien Foreclosure Sale has been executed on February 9, 2026.

Trustee for River Oaks Homeowners Association, Inc.



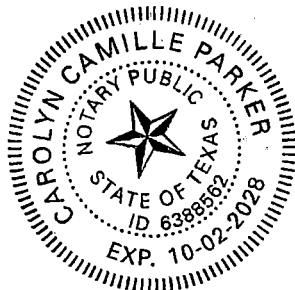
Julie E. Blend, Julie E. Blend PLLC
4101 McEwen #615, Dallas, Texas 75244
jblend@blend-law.com
214-521-2800

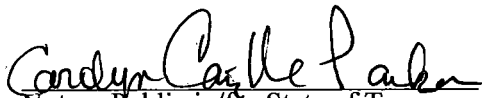
STATE OF TEXAS

COUNTY OF DALLAS



This instrument was acknowledged before me on February 9, 2026, by Julie E. Blend, in her capacity stated herein.




Notary Public in/for State of Texas

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

2026 FEB -9 AM 10:45

FILED

AFTER RECORDING PLEASE RETURN TO
JULIE E. BLEND PLLC
4101 McEwen, Suite 615
Dallas, Texas 75244

EXHIBIT "A"

Property (including any improvements):

Being Unit No. 344, in Building J, and its appurtenant undivided interest in and to the general and limited common elements of RIVER OAKS CONDOMINIUMS, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration recorded in Volume 79126, Page 244, Condominium Records Dallas County, Texas, and Correction Declaration recorded in Volume 79237, Page 1709, Condominium Records, Dallas County, Texas, when taken with all amendments and/or supplements thereto recorded in Volume 79211, Page 1029, Volume 81004, Page 2069, Volume 84181, Page 2808, Volume 85076, Page 3128, and Volume 94067, Page 6589, Deed Records, Dallas County, Texas.

More commonly known as 4859 Cedar Springs Road, #344, Dallas, Texas 75219.

Texan Modern Properties, LLC, a Texas limited liability company as 18 % senior interest Chris Coletti, legal owner via non-trust custodial ROTH IRA with AET as Buyer of an undivided 5.31% senior interest (\$17,493.52), and David Webb, legal owner via non-trust custodial IRA with AET as Buyer of an undivided 3.02% senior interest (\$9,951.64), and Caleb Hudson, legal owner via non-trust custodial IRA with AET as Buyer of an undivided 3.91 % senior interest (\$12,882.52), and Jose F Arau and Anabela Avelas Arau, Trustees of the Ribeiro-Arau Living Trust dated August 3, 2012, and any amendments thereto as Buyer of an undivided 6.07% senior interest (\$20,000.00), and Gerald and Cathy Maiques 2014 Trust as Buyer of an undivided 7.59% senior interest (\$25,000.00), and Antoinette Maiques, legal owner via non-trust custodial IRA with AET as Buyer of an undivided 7.59% senior interest (\$25,000.00), and Susan Laws, legal owner via non-trust custodial IRA with AET as Buyer of an undivided 9.11 % senior interest (\$30,000.00), and Neil Tanner as Buyer of an undivided 22.78% senior interest (\$75,000.00), and Marcos A. Lavrador as Buyer of an undivided 7.59% senior interest (\$25,000.00), and Philip Senger, legal owner via non-trust custodial IRA account with AET as Buyer of an undivided 9.03% senior interest, Noteholder August REI, LLC, Loan Servicing Company Ghrist Law Firm PLLC (hereinafter "Attorney")

Eric Gomez
Olivana Gomez
2983 Amber Lane Farmers Branch, TX 75234
Sent via first class mail and CMRR # 9489 0178 9820 3046 6953 03 on 02.10.2026

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DRENTY
2026 FEB 10 PM 12:27

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS Eric Gomez and Olivana Gomez executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 202000173148, to which reference is 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, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 3rd day of March, 2026

Time: The sale shall begin no earlier than 12:00 P.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Being a tract of land situated in the William Rawlins Survey, Abstract No. 1205 said tract being a 5.0001 acre tract conveyed by deed to Roy Lee Clemmons, Jr. from Everett L. Trees, et ux, recorded in Volume 83067, Page 2654, Deed Records of Dallas County, Texas, and being more particularly described as follows: Beginning at an iron pipe found for corner in the East line of Westmoreland Road, same being the Southwest corner of said Clemmons tract, and the Northwest corner of a tract of land conveyed to M.A. Dills on October 16, 1964; THENCE North 0° 51' 54" West, along the East line of Westmoreland Road, a distance of 168.86 ft. to an "X" cut for corner in concrete drive, same being the Northwest corner of said Clemmons tract, and the Southwest corner of a 5.000 acre tract of land conveyed to T. Waits, recorded in Volume 83067, Page 2650, Deed Records of Dallas County, Texas; THENCE East, leaving the East line of Westmoreland Road and along the South line of said Waits tract, a distance of 1,290.00 ft. to an iron rod found for corner, same being the Southeast corner of said Waits tract and the Northeast corner of said Clemmons tract; THENCE South 0° 51' 54" East, leaving the Southeast corner of said Waits tract and along the East line of said Clemmons tract, a distance of 168.86 ft. to an iron rod found for corner on the North line of said Dills tract; THENCE West, along the North line of said Dills tract and the South line of said Clemmons tract, a distance of 1,290.00 ft. to the Point of Beginning and containing 5.0001 acres (217,805 Sq. Ft.) of land, more or less. Commonly known as: 1910 Westmoreland Road, Glenn Heights, Texas 75154

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

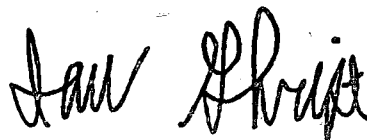
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey, M. Asad Haq
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 6, 2026

NOTE: Real Estate Note described as follows:

Date: October 4, 2024
Maker: Wildcat Lending Fund One, LP
Payee: From Jacksonville LLC
Original Principal Amount: \$105,000.00

BY _____
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2026 FEB - 9 PM 2:28

FILED

DEED OF TRUST:

Date: October 4, 2024
Grantor: From Jacksonville LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202400203274 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: From Jacksonville LLC

PROPERTY: The real property described as follows:

Unit No. 107, located in Building L, and an undivided interest in the general and limited common elements of the RICHLAND TRACE CONDOMINIUM, PHASE V, a condominium regime according to the Condominium Declaration recorded in Volume 80239, Page 9, and the First Amendment thereto recorded in Volume 81119, Page 3385, and the Supplemental Merger and Annexation documents recorded in Volume 81006, Page 2969, and in Volume 81114, Page 665, and in Volume 81177, Page 0253, and in Volume 82178, Page 2258, each of said instruments being recorded in the Condominium Records of Dallas County, Texas

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093



4865660

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, Leslie Shuler
4600 Fuller Ave., Suite 400
Irving, Texas 75038

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

Date: March 3, 2026

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

NOTICE

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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or

warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of February 6, 2026.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
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, Leslie Shuler

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

CERTIFICATE OF POSTING

I, _____, declare under penalty of perjury that on the _____ day of February 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of Dallas County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Signature

Printed Name: _____

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.

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, as of December 10, 2024, a Deed of Trust, Security Agreement, Assignment of Leases, Assignment of Rents and Financing Statement (said deed of trust, as subsequently partially released by Lender [as hereinafter defined], the "**Deed of Trust**"); was executed by **Bleu Ciel Tower Development, Ltd.**, a Texas limited partnership ("**Borrower**"), conveying to **Greg Dodds** ("**Trustee**"), as Trustee for the benefit of **TexasBank**, a Texas state-chartered bank (together with its successors and assigns, "**Lender**"), the Property (as more particularly defined in the Deed of Trust) to secure the payment of the indebtedness therein described (collectively, the "**Indebtedness**"), which Deed of Trust was recorded on December 11, 2024 as **Document Number 2024100249705** in the Official Records of Dallas County, Texas; and

WHEREAS, defaults have occurred in the payment of said Indebtedness, and in the performance of the covenants, conditions and agreements set forth in the Deed of Trust and in the other agreements, instruments and documents evidencing, securing, governing, guaranteeing or otherwise pertaining to said Indebtedness (collectively, together with the Deed of Trust, the "**Loan Documents**"), and by reason of such defaults, which remain uncured, the Indebtedness is now wholly due and payable; and

WHEREAS, Lender, the legal owner and holder of the Indebtedness and beneficiary of the Deed of Trust, has demanded payment of the Indebtedness and has requested the

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2026 FEB -9 9 AM 12:15
JOHN F. VERRILL
COUNTY CLERK
DALLAS COUNTY
TEXAS

undersigned Substitute Trustee to enforce the power of sale set forth in the Deed of Trust and to sell the Property at public auction pursuant to the terms of the Deed of Trust and Section 51.002 of the Texas Property Code; and

WHEREAS, on the 5th day of February 2026, Lender, as the legal owner and holder of the Indebtedness and beneficiary of the Deed of Trust, removed Greg Dodds as Trustee under the Deed of Trust and appointed the undersigned as the Substitute Trustee under the Deed of Trust in accordance with the terms of said Deed of Trust by an instrument recorded on February 6, 2026 as **Document Number 202600025465** of the Official Records of Dallas County, Texas; and

WHEREAS, Substitute Trustee's address is as follows: J. Mark Riebe, c/o TexasBank, 4521 S. Hulen Street, Suite 206, Fort Worth, Tarrant County, Texas 76109; and

THEREFORE, NOTICE is hereby given that the undersigned Substitute Trustee will sell the Property by a public sale at auction to the highest bidder for cash, "**AS IS**" on **Tuesday, March 3, 2026**, that being the first Tuesday in said month, between the hours of 10:00 a.m. and 4:00 p.m. at the area designated by the Commissioners Court of Dallas County Texas where real property foreclosure sales are to take place, such designated area, as of the date hereof, being the area outside the north side of the George Allen Courts Building facing Commerce Street below the overhang; provided that the earliest time at which said sale will occur is 10:00 a.m. on such date, and the sale will begin within three (3) hours of such time. The George Allen Courts Building is located at 600 Commerce Street, Dallas, Dallas County, Texas 75202.

Notice is further hereby given by the undersigned Substitute Trustee of Lender's election to proceed against and sell both the real property and any personal property described as the "Property" in the Deed of Trust in accordance with the Lender's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code. The undersigned Substitute Trustee may sell all or any portion of the Property, together or in lots or parcels.

The undersigned Substitute Trustee conducting the sale may, at his option, adjourn the sale for a reasonable period of time to permit the highest bidder (if other than Lender) to produce cash to pay the purchase price for the Property bid by such highest bidder and accepted by the undersigned Substitute Trustee, and the sale may be resumed if such highest bidder fails to produce cash sufficient to pay the purchase price within such time period, provided that in no event shall the sale be concluded later than 4:00 p.m. local time on the date of the sale.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust, and at the purchaser's own risk. The sale shall not cover any part of the Property that was previously released by Lender from the liens and security interests of the Deed of Trust.

The undersigned Substitute Trustee shall deliver to the purchaser at the sale a Substitute Trustee's deed and such other assignments and documents of transfer and sale as Substitute Trustee may deem necessary conveying the Property so sold in fee simple with covenants of general warranty. The sale of the Property will be made expressly subject to any title matters set forth in the Deed of Trust as permitted exceptions to title, 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 such matters remain in force and effect as of the time of the

sale and are not subordinate to, or have not been subordinated to, the liens and security interests of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable real and personal property records to determine the nature and extent of such matters, if any.

The Property is more particularly described and defined in the Deed of Trust, and includes the land described in Exhibit A attached hereto and made a part hereof for all purposes (the "Land") and the following items described below, whether now owned or hereafter acquired by Borrower, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Deed of Trust, and all rights, hereditaments and appurtenances pertaining thereto:

(a) Any and all buildings, improvements (including, but not limited to, roads, curbs, gutters, public utilities, and drainage systems), and tenements now or hereafter attached to or placed, erected, constructed, or developed on the Land (the "Improvements");

(b) All equipment, fixtures, furnishings, inventory, and articles of personal property (the "Personalty") now or hereafter attached to or used in or about the Improvements or that are necessary or useful for the complete and comfortable use and occupancy of the Improvements for the purposes for which they were or are to be attached, placed, erected, constructed or developed, or which Personalty is or may be used in or related to the planning, development, financing or operation of the Improvements, and all renewals of or replacements or substitutions for any of the foregoing, whether or not the same are or shall be attached to the Land or Improvements;

(c) All water and water rights, timber, crops, and mineral interest pertaining to the Land;

(d) All building materials and equipment now or hereafter delivered to and intended to be installed in or on the Land or the Improvements, and all other building materials, regardless of location, intended to be installed in or on the Land or the Improvements;

(e) All plans and specifications for the Improvements and for any future development of or construction on the Land and all contracts and subcontracts relating to the construction of the Improvements on the Land;

(f) All rights (but not Borrower's obligations) under any contracts relating to the Land, the Improvements or the Personalty, including, without limitation, all sales and professional contracts;

(g) All deposits (including tenant security deposits), bank accounts, funds, deeds of

trust, notes or chattel paper arising from or by virtue of any transactions related to the Land, the Improvements or the Personalty;

(h) All rights (but not Borrower's obligations) under any documents, contract rights, accounts, commitments, construction contracts (and all payment and performance bonds, statutory or otherwise, issued by any surety in connection with any such construction contracts, and the proceeds of such bonds), architectural contracts, engineering contracts, and general intangibles (including without limitation trademarks, trade names, and symbols) arising from or by virtue of any transactions related to the Land, the Improvements, or the Personalty;

(i) All permits, licenses, franchises, certificates, and other rights and privileges now owned or held or hereafter obtained in connection with the Land, the Improvements, or the Personalty;

(j) All development rights, utility commitments, water and wastewater taps, living unit equivalents, capital improvement project contracts, utility construction agreements with any governmental authority, including municipal utility districts, or with any utility companies (and all refunds and reimbursements thereunder) relating to the Land or the Improvements;

(k) All proceeds arising from or by virtue of the sale, lease or other disposition of the Land, the Improvements, or the Personalty;

(l) All proceeds (including premium refunds) of each policy of insurance relating to the Land, the Improvements, or the Personalty;

(m) All proceeds from the taking of any of the Land, the Improvements, the Personalty or any rights appurtenant thereto by right of eminent domain or by private or other purchase in lieu thereof, including change of grade of streets, curb cuts or other rights of access, for any public or quasi-public use under any law;

(n) All right, title, and interest in and to all streets, roads, public places, easements, and rights-of-way, existing or proposed, public or private, adjacent to or used in connection with, belonging or pertaining to the Land;

(o) All of the Borrower's rights, but not the Borrower's obligations, under existing and future leases, including subleases, and any and all extensions, renewals, modifications, and replacements of such lease, upon any part of the Property (the "Leases"), all of the rents, royalties, bonuses, issues, profits, revenues, or other benefits of the Land, the Improvements, or the Personalty, including without limitation cash or securities deposited pursuant to Leases to secure performance by the tenants of their obligations thereunder;

(p) All consumer goods located in, on, or about the Land or the Improvements or used in connection with the use or operation thereof; however, neither the term "consumer goods" nor the term "Personalty" includes clothing, furniture, appliances, linens, china, crockery, kitchenware, or personal effects used primarily for personal, family, or household purposes;

(q) All other interest of every kind and character that Borrower now has or at any time hereafter acquires in and to the Land, Improvements, and Personalty and all property that is

used or useful in connection therewith, including rights of ingress and egress and all reversionary rights or interests of Borrower with respect to such property and all of Borrower's rights (but not Borrower's obligations) under any covenants, conditions, and restrictions for the Land, as the same may be amended from time to time, including Borrower's rights, title, and interests thereunder as declarant or developer, if applicable; and

(r) All products and proceeds of the Personalty described above (the Personalty and other personal property described above being sometimes collectively referred to as the "**Personal Property**").

NOTWITHSTANDING THE FOREGOING, THE DESCRIPTION OF THE PROPERTY IN THE DEED OF TRUST WILL CONTROL TO THE EXTENT OF ANY CONFLICT OR ANY DEFICIENCY IN THE DESCRIPTION OF THE PROPERTY CONTAINED IN THIS SUBSTITUTE TRUSTEE'S NOTICE OF SALE, IT BEING THE INTENT OF LENDER AND SUBSTITUTE TRUSTEE THAT THE SALE DESCRIBED HEREIN WILL COVER ALL PROPERTY, REAL, PERSONAL, TANGIBLE AND INTANGIBLE, WHICH AS OF THE DATE OF THE SALE CONSTITUTES COLLATERAL UNDER, AND WHICH IS DESCRIBED IN, THE DEED OF TRUST. THE DEED OF TRUST MAY ENCUMBER BOTH REAL AND PERSONAL PROPERTY.

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WITNESS MY HAND on February 6, 2026.

J. Mark Riebe

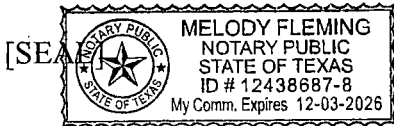
J. MARK RIEBE,
Substitute Trustee

STATE OF TEXAS

§
§
§

COUNTY OF TARRANT

Before me, the undersigned authority, on the 6th day of February, 2026, personally appeared J. MARK RIEBE, as Substitute Trustee under the Deed of Trust, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same in the capacity therein stated.



Melody Fleming

Notary Public, State of Texas

My Commission Expires:

12-03-2026

Printed Name of Notary Public:

Melody Fleming

EXHIBIT A

Legal Description of the Land

Being the following real property of BLEU CIEL, a condominium created pursuant to the Condominium Declaration and Map recorded in cc# 201400123984, Real Property Records of Dallas County, Texas, together with and as affected by First Amendment to the Condominium Declaration filed 07/15/2015, recorded in cc# 201500185780; Second Amendment to the Condominium Declaration filed 04/20/2016, recorded in cc# 201600104314; Third Amendment to the Condominium Declaration filed 11/15/2017, cc# 201700323247, Real Property Records, Dallas County, Texas; Fourth Amendment to the Condominium Declaration filed 09/21/2018, cc# 201800254600, Real Property Records, Dallas County, Texas; Fifth Amendment to the Condominium Declaration filed 11/15/2018, recorded in cc# 201800303527, Real Property Records, Dallas County, Texas; Sixth Amendment to the Condominium Declaration filed 02/19/2019, recorded in cc# 201900041757, Real Property Records, Dallas County, Texas (“Declaration”), and located in the Residential Unit within Bleu Ciel Master Condominium created pursuant to the Master Condominium Declaration and Map recorded in cc# 201400123982, Real Property Records of Dallas County, Texas, together with and as affected by First Amendment to the Master Condominium Declaration filed 04/20/2016, recorded in cc# 201600104313, Real Property Records, Dallas County, Texas (“Master Declaration”), covering a building and land located in Dallas County, Texas and described in such Master Declaration, together with an undivided interest, appurtenant to the Residence Unit described below, in and to the Common Elements in the percentage designated for the Residence Unit on Exhibit “C” attached to the Declaration:

Residence Unit(s): 1401, 1507, 1601, 1605, 1607, 1701, 1705, 1805, 1905, 2104, 2403, 2607, 2701, 2702, 2705, 2802, 3101, 3102, 3201, and 3202.

Parking Unit(s): G23, G24, G29, G133, G175, G176, G178, G183, G188, G189, G190, and G191.

Storage Unit(s): 1, 10, 15, 16, 17, SB-2, SB-4, SB-5, SB-6, SB-8, SB-9, SB-12, SB-18, SB-20, SB-21, SB-24, SB-25, SB-26, and SB-28.

The foregoing Tract is situated on the following tract of land:

BEING all of Lot 1, Block 2/932, of HARWOOD POINTE ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2005128, Page 124, Real Property Records, Dallas County, Texas.

NOTICE OF ASSESSMENT LIEN FORECLOSURE SALE

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

DATE & TIME OF SALE: Tuesday **March 3, 2026** (which is the first Tuesday of that month). The earliest time at which the sale shall occur is **1:00 p.m.** The sale shall begin at that time or not later than three (3) hours after that time. The Association will sell said real estate to the highest bidder for cash, subject to all superior liens and encumbrances of record.

PLACE OF SALE: At the area designated by the Commissioner's Court of Dallas County, Texas, pursuant to Court Order No. 2009-0463, dated March 10, 2009, filed and recorded in the Official Public Records of Dallas County, Texas. Such designation is as follows: "the area outside on the North side of the George Allen Courts Building facing 600 Commerce Street below the overhang..." or as designated by the County Commissioners.

INFORMATION REGARDING THE LIEN AND POWER OF SALE THAT IS THE SUBJECT OF THIS SALE:

CONDOMINIUM: The **River Oaks Homeowners Association, Inc.** established by virtue of that certain River Oaks Condominiums Declaration and Master Deed, dated 6/18/1979, filed/recorded on 6/27-28/1979, in Volume 79126, Page 244, Condominium/Deed Records, Dallas County, Texas (hereinafter, together with all amendments and supplements thereto, referred to as the "Declaration").

SUBJECT PROPERTY DESCRIPTION: See **Exhibit "A"** attached hereto and made a part hereof for all purpose, with a common street address of **4859 Cedar Springs Rd., #158, Dallas, Texas 75219**, (hereinafter the "Property").

POWER OF SALE: As per Chapters 51 and 82 of the Texas Property Code and the Declaration.

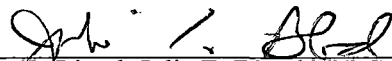
OBLIGOR: **Kiara M. Williams**

OBLIGEE: **River Oaks Homeowners Association, Inc.**

Therefore, at the date, time and place set forth above, the undersigned Trustee will sell the Property to the highest bidder for cash.

IN WITNESS WHEREOF this Notice of Assessment Lien Foreclosure Sale has been executed on February 9, 2026.

Trustee for River Oaks Homeowners Association, Inc.



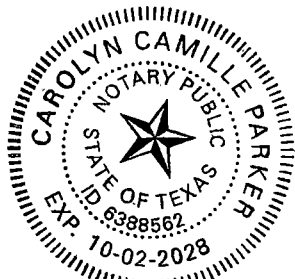
Julie E. Blend, Julie E. Blend PLLC
4101 McEwen #615, Dallas, Texas 75244
jblend@blend-law.com
214-521-2800

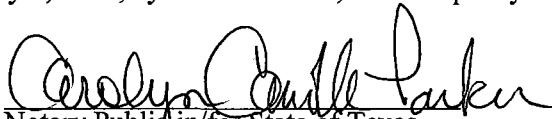
STATE OF TEXAS

COUNTY OF DALLAS



This instrument was acknowledged before me on February 9, 2026, by Julie E. Blend, in her capacity stated herein.





Notary Public in/for State of Texas

BY _____
DEPUTY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

2026 FEB -9 AM 10:45

AFTER RECORDING PLEASE RETURN TO
JULIE E. BLEND PLLC
4101 McEwen, Suite 615
Dallas, Texas 75244

FILED

Exhibit "A"

Property (including any improvements):

BEING THE FOLLOWING REAL PROPERTY OF RIVER OAKS CONDOMINIUMS, A CONDOMINIUM CREATED PURSUANT TO THE CONDOMINIUM DECLARATION AND MAP RECORDED IN VOLUME 79126, PAGE 244, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS, AS AFFECTED BY CORRECTION DECLARATION FILED 12/05/1979, RECORDED IN VOLUME 79238, PAGE 1709; AMENDMENT FILED 01/07/1981, RECORDED IN VOLUME 81004, PAGE 2069, 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: RESIDENTIAL UNIT: UNIT 158, BUILDING I.

FILED

2026 FEB 10 PM 1:49

NOTICE OF SALE

In accordance with:

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
MH

- (1) the authority conferred upon **One Arts Plaza Condominium Association, Inc.** by those certain instruments entitled: (a) "*One Arts Plaza Condominium Declaration of Covenants, Conditions and Restrictions and Reciprocal Easements Agreement*", (collectively the "Declaration"), which is filed in the Official Public Records of Real Property of Dallas County, Texas, under 3427207 (b) "*First Amendment to Declaration of Covenants, Conditions and Restrictions and Reciprocal Easements Agreement*" (collectively the "Declaration"), which is filed in the Official Public Records of Real Property of Dallas County, Texas, under 3478392, (c) "*Second Amendment to Declaration of Covenants, Conditions and Restrictions and Reciprocal Easements Agreement*" (collectively the "Declaration"), which is filed in the Official Public Records of Real Property of Dallas County, Texas, under 3503973, (d) "*Third Amendment to Declaration of Covenants, Conditions and Restrictions and Reciprocal Easements Agreement*" (collectively the "Declaration"), which is filed in the Official Public Records of Real Property of Dallas County, Texas, under 200600075330, (e) "*Fourth Amendment to Declaration of Covenants, Conditions and Restrictions and Reciprocal Easements Agreement*" (collectively the "Declaration"), which is filed in the Official Public Records of Real Property of Dallas County, Texas, under 20070088756, (f) "*Fifth Amendment to Declaration of Covenants, Conditions and Restrictions and Reciprocal Easements Agreement*" (collectively the "Declaration"), which is filed in the Official Public Records of Real Property of Dallas County, Texas, under 20070269913, (g) "*Sixth Amendment to Declaration of Covenants, Conditions and Restrictions and Reciprocal Easements Agreement*" (collectively the "Declaration"), which is filed in the Official Public Records of Real Property of Dallas County, Texas, under 20080116596, (h) "*Seventh Amendment to Declaration of Covenants, Conditions and Restrictions and Reciprocal Easements Agreement*" (collectively the "Declaration"), which is filed in the Official Public Records of Real Property of Dallas County, Texas, under 201300122517, (i) "*Eighth Amendment to Declaration of Covenants, Conditions and Restrictions and Reciprocal Easements Agreement*" (collectively the "Declaration"), which is filed in the Official Public Records of Real Property of Dallas County, Texas, under 202200116589, *respectively*, and all amendments and supplements to the above referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];
- (2) the lien created in the Declaration in favor of **One Arts Plaza Condominium Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and
- (3) the deed recorded in the Official Public Records of Real Property of Dallas County, Texas conveying the property described below to Gary Shultz, Trustee Hunters Glen Ford Trust;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Gary Shultz, Trustee Hunters Glen Ford Trust resulting from Gary Shultz, Trustee Hunters Glen Ford Trust default in the

payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on March 3, 2026 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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.

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the North Side of the George Allen Courts Building facing 600 Commerce Street, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated by the Commissioner's Court in Dallas County, Texas, or as further designated by the Dallas County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

Being the following real property of ONE ARTS PLAZA CONDOMINIUM, a condominium created pursuant to the Condominium Declaration and Map recorded in cc# 200600075331, Real Property Records of Dallas County, Texas, as affected by Amendments to the Declaration filed 07/27/2007, recorded in cc# 20070269912; filed 08/03/2007, recorded in cc# 20070278932; filed 02/23/2009, recorded in cc# 200900052249; filed 12/20/2011, recorded in cc# 201100330727; filed 04/30/2013, recorded in cc# 201300133082; filed 01/10/2014, recorded in cc# 201400006558, 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; and also including the following parking and storage spaces as limited common elements to the Residential Unit; more commonly known as; 1717 Arts Plaza, 2007, Dallas, TX 75201

The Substitute Trustee is authorized to represent the **One Arts Plaza Condominium Association, Inc.**, Inc. by virtue of the Appointment of Substitute Trustee. Pursuant to the Appointment of Substitute Trustee and the Texas Property Code § 51.0025, the Substitute Trustee is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Steptoe & Johnson, PLLC, as Substitute Trustee, is representing the Association, whose address is:

One Arts Plaza Condominium Association, Inc.
c/o Hisamitsu Shinoda
Steptoe & Johnson, PLLC

Attn: POA Department,
6900 Dallas Pkwy #600,
Plano, TX 75024.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO
SELL THE PROPERTY DESCRIBED IN THIS NOTICE OF SALE THE PERSON
SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE
ONE ARTS PLAZA CONDOMINIUM ASSOCIATION, INC.**

The undersigned as authorized agent for **The One Arts Plaza Condominium Association, Inc.** does hereby remove the original trustee and all successor substitute trustees and appoints in their stead **HISAMITSU SHINODA, LEAH BURTON, ANDREW L. MARTINEZ, AND/OR BRADY ORTEGO**, whose address is Steptoe & Johnson, PLLC, Attn: POA Department, 6900 Dallas Pkwy #600, Plano, TX 75024 as Substitute Trustee(s), who shall hereafter exercise all powers and duties set aside to the said original trustee under the Condominium Declaration for **One Arts Plaza Condominium Association, Inc.**; and further does hereby request, authorize, and instruct said Substitute Trustee(s) to conduct and direct the execution of remedies set aside to the beneficiary therein.

EXECUTED this the 2/10/2026 day of _____, 2026.

Signed by:

Hisamitsu Shinoda

Hisamitsu Shinoda, Leah Burton, Andrew L. Martinez, and/or Brady Ortego, Agent and Trustee for **One Arts Plaza Condominium Association, Inc.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

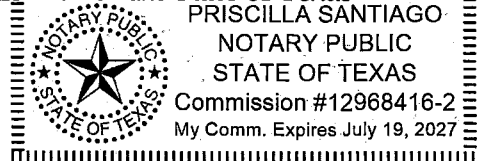
Before Me, the undersigned Notary Public, on this day appeared by means of an interactive two-way audio and video communication, Hisamitsu Shinoda, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. This notarial act was an online notarization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of 2/10/2026, 2026.

Signed by:

Priscilla Santiago

Notary Public in and for the State of Texas



NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **June 17, 2025**, **Michael DeRon Williams** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of NIGHTINGALE LAW GROUP PLLC, Casey Marcin, Katie Wollfarth and Walker M.F. Smith, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$168,315.75**, payable to the order of Texas Flipco Financial, LLC, which Deed of Trust is recorded under Clerk's File No. **202500127518** in the **Real Property Records of Dallas County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

BEING all that certain lot, tract or parcel of land situated in the Herman Heider Survey, Abstract No. 541, Dallas County, Texas, being a tract of land described indeed to Russell Zelaska, recorded in Volume 99008, Page 1599, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the Northeast line of Seagoville Road, at the West corner of a tract of land described indeed to Jesus Garcia and Daisy Bahena, husband and wife, recorded under Instrument No. 201600027383 (D.R.D.C.T.), being the South corner of herein described tract of land;

THENCE North 11 deg. 44 min. 45 sec. West, with the Northeast line of said Seagoville Road a distance of 121.92 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set for corner, being the beginning of a curve to the left, having a central angle of 04 deg. 50 min. 01 sec., a radius of 766.20 feet, and a chord bearing and distance of North 14 deg. 11 min. 23 sec. West, 4.62 feet;

THENCE Northwesterly along said Seagoville Road and along said curve to the left an arc distance of 64.64 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set in the Southeast line of a tract of land described indeed to F.L. Sebastian, Jr., recorded in Volume 2005041, Page 1668 (D.R.D.C.T.);

THENCE North 53 deg. 26 min. 45 sec. East, with the Southeast line of said F.L. Sebastian Jr tract a distance of 50.89 feet to a 1/2 inch iron pipe found at the Southernmost West corner of a tract of land described in deed to Stephanie Dunn, recorded under Instrument No. 201700274245 (D.R.D.C.T.);

THENCE South 44 deg. 41 min. 03 sec. East, a distance of 191.50 feet to a 1/2 inch iron rod found in the Southwest line of a 15 foot alley right-of-way, at the North corner of said Garcia/Bahena tract;

THENCE South 60 deg. 33 min. 09 sec. West, a distance of 154.90 feet to the PLACE OF BEGINNING and containing 18,449.11 square feet or 0.424 of an acre of land, more or less, commonly known as 1910 Seagoville Road, Seagoville, Texas 75159; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Jeff Benton, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Texas Flipco Financial, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

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CLERK OF COUNTY OF DALLAS TEXAS

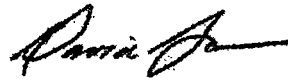
BY

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, March 03, 2026**, being the first Tuesday of such month, at the county courthouse of **Dallas County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **11 AM**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, March 03, 2026**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of February 10, 2026.



Signature

David Garvin _____, Substitute Trustee
Printed Name

Matter No. 2094

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 06/29/2024
Grantor(s): Johnny Parker Jr.
Mortgagee: 2301 Commonwealth, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 202400191592
Property County: Dallas County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Dallas County, Texas, being more particularly described as, **LOTS 3 AND 4 IN BLOCK 2, HORACE MOORE'S UNRECORDED ADDITION IN DALLAS COUNTY, TEXAS, AS SHOWN BY THE QUIT CLAIM DEED RECORDED IN VOLUME 71103 PAGE 553 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.** (more particularly described in the Loan Documents).

Date of Sale: 3/3/2026
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

ACTIVE MILITARY SERVICE NOTICE

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 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.

BY _____ DEPUTY

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

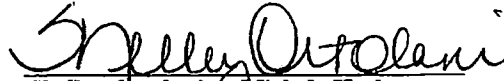
2026 FEB 10 AM 11:12

FILED

The Mortgagee, whose address is:

2301 Commonwealth, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 2/10/2026



**Shelley Ortolani or Michele Hreha
or Mary Mancuso or Francesca
Ortolani or Carol Dunmon or
Payton Hreha or Lucia Cortinas or
Michelle Figueroa or Enrique
Loera or Hans-Peter Ludwig or
Donna Brammer or Katrina
Rodriguez or Rinki Shah or
Theresa Phillips or David Cerda or
Jose Martinez or Mark Laffaye or
Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or
Emilio Martinez or Miguel Alberto
Molina Álvarez or Viridiana Silva
or Tamiriramushe Cathy Lee
Machoka or William Koenig or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Yajaira
Garcia or Jennifer Nava or
Nicholas Wizig
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

EXHIBIT "A"

Being the following real property of LAS COLONITAS CONDOMINIUMS, a condominium pursuant to the Condominium Declaration and Map record in Volume 79189, Page 1565, Condominium Records of Dallas County, Texas, as affected by First Amendment filed 12/18/1979, recorded in Volume 79246, Page 6; Second Amendment filed 08/29/1980, recorded in Volume 80172, Page 2399; Second Amendment filed 03/17/1983, recorded in Volume 83056, Page 2187; Third Amendment filed 09/12/1984, recorded in Volume 84181, Page 808; Fourth Amendment filed 09/12/1984, recorded in volume 84181, Page 812; Fifth Amendment filed 03/25/1988, recorded in Volume 88059, Page 750; Sixth Amendment filed 02/12/1992, recorded in Volume 92029, Page 1315; Seventh Amendment filed 02/03/1994, recorded in volume 94022, Page 1133; Eighth Amendment filed 08/04/1994, recorded in Volume 94152, Page 1882; Ninth Amendment filed 06/28/1995, recorded in Volume 95125, Page 2934; Tenth Amendment filed 03/12/1997, recorded in Volume 97049, Page 2012, 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 1047, Building N; and having the street address of 12810 Midway Road, #1047, Dallas, Texas.