

Directed Trust Company FBO Pranav Rajesh Roth IRA as to an undivided 5.714% interest, and FDRE INC as Buyer of an undivided 94.286% interest., Noteholder August REI, LLC, Loan Servicing Company Ghrist Law Firm PLLC (hereinafter "Attorney")

Redline Inc., a Texas corporation
1029 Palmer Lane
Desoto, TX 75115
Sent Via First Class Mail and CMRR# 9489 0178 9820 3039 9570 29

Redline Inc., a Texas corporation
c/o James Minerve
The Minerve Law Firm
115 Saddle Blanket Trail
Buda, TX 78610
Sent via first class mail and CMRR # 9489 0178 9820 3039 9574 70

Redline Inc., a Texas corporation
c/o James Minerve
13276 N Hwy 183
Austin, TX 78750
Sent via first class mail and CMRR # 9489 0178 9820 3039 9574 94

FILED
2025 APR 15 AM 11:25
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Redline Inc., a Texas corporation and 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 202200253931, 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 6th day of May, 2025

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:

Lot 4, in Block 3/7677, of Amended Map of MEADOWMERE ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 4, Page 196, of the Map/Plat Records of Dallas County, Texas., and more commonly known as a to-be-constructed single family home located at 409 Hart St., Dallas TX 75203

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.

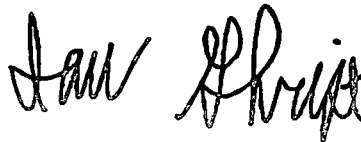
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in “as is, where is” condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without 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
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FDRE INC, an Oregon corporation, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Redline Inc., a Texas corporation
1029 Palmer Lane
Desoto, TX 75115
Sent Via First Class Mail and CMRR# 9489 0178 9820 3039 9573 57

Redline Inc., a Texas corporation
c/o James Minerve
The Minerve Law Firm
115 Saddle Blanket Trail
Buda, TX 78610
Sent via first class mail and CMRR # 9489 0178 9820 3039 9573 71

Redline Inc., a Texas corporation
c/o James Minerve
13276 N Hwy 183
Austin, TX 78750
Sent via first class mail and CMRR # 9489 0178 9820 3039 9573 95

FILED
2025 APR 15 AM 11:25
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Redline Inc., a Texas corporation and 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 202200253927, 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 6th day of May, 2025

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 Lot 18, Block 2/7675, of DEWBERRY ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2, Page 169, of the Map Records of Dallas County, Texas, and more commonly known as a to-be -constructed single family

home located at 420 Sparks St., Dallas TX 75203.

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.

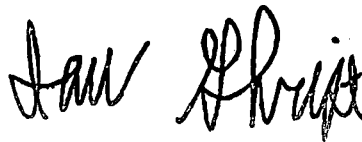
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without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

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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
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

Blessed Ortho Physical Therapy 401k Roth as Buyer of an undivided 5.873% interest (\$18,500.00), and
FDRE INC as Buyer of an undivided 94.126% interest,, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Redline Inc., a Texas corporation
1029 Palmer Lane
Desoto, TX 75115
Sent Via First Class Mail and CMRR# 9489 0178 9820 3039 9574 18

Redline Inc., a Texas corporation
c/o James Minerve
The Minerve Law Firm
115 Saddle Blanket Trail
Buda, TX 78610
Sent via first class mail and CMRR # 9489 0178 9820 3039 9574 32

Redline Inc., a Texas corporation
c/o James Minerve
13276 N Hwy 183
Austin, TX 78750
Sent via first class mail and CMRR # 9489 0178 9820 3039 9574 56

FILED
2025 APR 15 AM 11:25
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Redline Inc., a Texas corporation and 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 202200252314, 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 6th day of May, 2025

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 the North 35 feet of Lot 3, in Block 3/7677, of Amended Map of MEADOWMERE ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 4, Page 327, of the Map/Plat Records of Dallas County, Texas, and

more commonly known as a to-be-constructed single family home located at 407 Hart St., Dallas TX 75203

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.

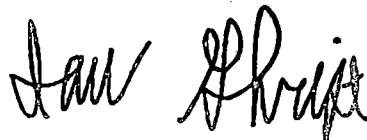
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without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

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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.

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
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

Directed Trust Company FBO Rajesh Narayanan Roth IRA as to an undivided 3.810% interest, and Susan and Thomas Allen as to an undivided 50.00% interest and Stephen Vigo , legal owner via non-trust custodial IRA with AET as to an undivided 6.481% interest, and John Travis, legal owner via non-trust custodial IRA with AET as to an undivided 6.794% interest, and Varsha Venkatarmani as to an undivided 9.524% interest, and FDRE INC as Buyer of an undivided 23.391% interest, Noteholder August REI, LLC, Loan Servicing Company Ghrist Law Firm PLLC (hereinafter “Attorney”)

Redline Inc., a Texas corporation
1029 Palmer Lane
Desoto, TX 75115
Sent Via First Class Mail and CMRR# 9489 0178 9820 3039 9572 72

Redline Inc., a Texas corporation
c/o James Minerve
The Minerve Law Firm
115 Saddle Blanket Trail
Buda, TX 78610
Sent via first class mail and CMRR # 9489 0178 9820 3039 9572 58

Redline Inc., a Texas corporation
c/o James Minerve
13276 N Hwy 183
Austin, TX 78750
Sent via first class mail and CMRR # 9489 0178 9820 3039 9572 34

2025 APR 15 AM 11:25
FILED
BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY

NOTICE OF TRUSTEE’S SALE

WHEREAS Redline Inc., a Texas corporation and 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 202200252333, 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 6th day of May, 2025

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:

Lot 5, in City Block 1/7678, of MEADOWMERE ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 6, Page 67, of the Map/Plat Records of Dallas County, Texas, and more commonly known as a to-be-constructed single family home located at 435 Cleaves St., Dallas TX 75203.

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.

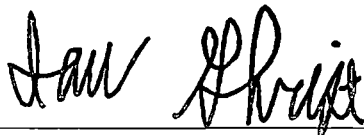
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without 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
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

A3G Real Estate, LLC, a Texas limited liability company, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Estate of Angela Ross Brown
Demetric D. Johnson
3844 Stagecoach Trail Dallas TX 75241
Sent via first class mail and CMRR # 9489 0178 9820 3039 9570 74

Law Office of Michael R. Lewis
P.O. Box 2759 Keller, Texas 76244
Sent via first class mail and CMRR # 9489 0178 9820 3039 9570 36

Law Offices of Thomas C. Barron
P.O. Box 141323 Dallas, Texas 75214
tbarron@barronlawfirm.com
Sent via first class mail and CMRR # 9489 0178 9820 3039 9570 98

Estate of Angela Ross Brown
Demetric D. Johnson
2919 N El Centro Way Dallas TX 75241
Sent via first class mail and CMRR # 9489 0178 9820 3039 9570 50

FILED
2025 APR 15 AM 11:26
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ AFFIDAVIT

NOTICE OF TRUSTEE'S SALE

WHEREAS Estate of Angela Ross Brown and Demetric D. Johnson 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 201900127548, 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 6th day of May, 2025

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:

Lot 4-B, Block 31/7614 of Alta Mesa Park Estates, an Addition to the City of Dallas, Texas, according to the Revised Plat thereof, of part of Alta Mesa Park Estates, Second and Third Installments, recorded in Volume 36, Page 221, of the Map Records of Dallas County, Texas.

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.

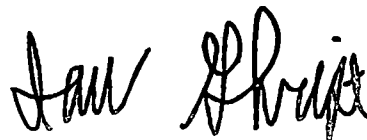
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without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

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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
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FDRE INC, an Oregon corporation, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Redline Inc., a Texas corporation
1029 Palmer Lane
Desoto, TX 75115
Sent Via First Class Mail and CMRR# 9489 0178 9820 3039 9571 59

Redline Inc., a Texas corporation
c/o James Minerve
The Minerve Law Firm
115 Saddle Blanket Trail
Buda, TX 78610
Sent via first class mail and CMRR # 9489 0178 9820 3039 9571 73

Redline Inc., a Texas corporation
c/o James Minerve
13276 N Hwy 183
Austin, TX 78750
Sent via first class mail and CMRR # 9489 0178 9820 3039 9571 35

2025 APR 15 AM 11:25
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ OFFICIAL

FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS Redline Inc., a Texas corporation and 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 202200252726, 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 6th day of May, 2025

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:

Lot 1, in City Block 7/7679, of MEADOWMERE NO. 3, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 6, Page 203, of the

Map/Plat Records of Dallas County, Texas, and more commonly known as a to-be-constructed single family home located at 400 Bobbie St., Dallas TX 75203.

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.

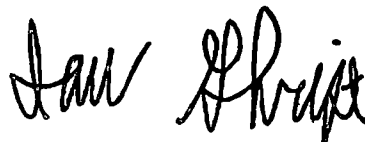
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Bidders may be required to pay in cash immediately and without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

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

FDRE INC, an Oregon corporation, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Redline Inc., a Texas corporation
1029 Palmer Lane
Desoto, TX 75115
Sent Via First Class Mail and CMRR# 9489 0178 9820 3039 9573 19

Redline Inc., a Texas corporation
c/o James Minerve
The Minerve Law Firm
115 Saddle Blanket Trail
Buda, TX 78610
Sent via first class mail and CMRR # 9489 0178 9820 3039 9572 96

Redline Inc., a Texas corporation
c/o James Minerve
13276 N Hwy 183
Austin, TX 78750
Sent via first class mail and CMRR # 9489 0178 9820 3039 9573 33

2025 APR 15 AM 11:25
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Redline Inc., a Texas corporation and 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 202200252748, 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 6th day of May, 2025

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:

Lot 1 and the South 10 feet of Lot 2, City Block 1 /7676, of Amended Map of MEADOWMERE ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 4, Page 327, of the Map/Plat Records of Dallas County, Texas, and more commonly known as a to-be-constructed single family home located at 401 Cleaves St., Dallas TX 752

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
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DALLAS COUNTY

Deed of Trust Dated: January 20, 2017

Amount: \$75,900.00

Grantor(s): Mayra Estrada and Abraham Mondragon

Original Mortgagee: Norge Investments, LLC

Current Mortgagee: Brian Scott Hansen

Mortgagee Address: 715 Terrace Dr., Desoto, Texas 75115

Recording Information:

Legal Description:

BEING LOT 2 BLOCK A/5847 VETERANS ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS

2025 APR 15 PM 3:22

FILED

Commonly known address: 2624 E. Ann Arbor, Dallas, Texas 75216

Date of Sale: May 6, 2025, at 1:00 p.m.

Earliest Time Sale Will Begin: 1:00 p.m.

Place of Sale: The foreclosure sale will be conducted at the Dallas County Courthouse area outside on the Northside of the George Allen Courts Building facing Commerce Street below the Overhang or as designated by the County Commissioners 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 place where the Notice of Trustee or Substitute Trustee's Sale was posted.

CHAD A. NORCROSS has been appointed as Substitute Trustee and is empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The 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.

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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made "AS-IS", "WHERE-IS" without any representation and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.


A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Service members Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated: April 15, 2025

Respectfully Submitted,

NORCROSS LAW
9288 Wichita Trail
Frisco, Texas 75033
Tel. 214-368-9300
Fax. 877-846-3149
chad.norcross@norcrosslaw.com

By: 
Chad A. Norcross
Chad A. Norcross
Texas Bar No. 24039513

Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 6th of May; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 PM., but the sale may begin not later than three (3) hours after that time. The sale will take place at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Court house 600 Commerce Dallas, Texas 75202.

Date of Deed of Trust: June 10, 2021

Executed by: C&C Residential Properties, Inc. a Texas Corporation

Original Trustee named in Deed of Trust: R.L. McCallum

Original Trustee named in Deed of Trust: L. Scott Horne

Original amount of Secured Indebtedness: \$300,000.00

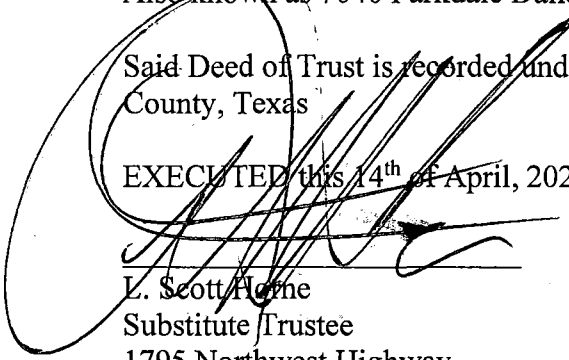
Original Beneficiary named in Deed of Trust: Tina R. Barnett

Property described in Deed of Trust:

See the Legal Description, attached hereto and incorporated herein by reference for all purposes Also known as 7040 Parkdale Dallas, Texas 75227

Said Deed of Trust is recorded under 202100173641 in the Deed of Trust Records, Dallas County, Texas

EXECUTED this 14th of April, 2025


L. Scott Horne
Substitute Trustee
1795 Northwest Highway
Garland, Texas 75041
972/271-1700
scott@hornerealestatelaw.com

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
REPLITY

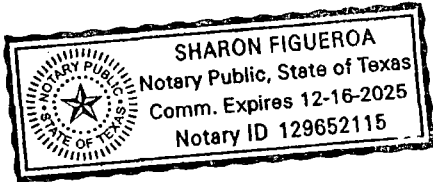
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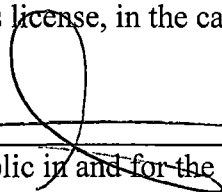
FILED

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 14th day of April, 2025,
by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

EXHIBIT A
LEGAL DESCRIPTION

BEING e part of lrts 1, 2 and 3 of Block C/5824 of the Second Installment of Urbandale Addition an addition to the City of Dallas, Dallas County, Texas according to the map or plat thereof recorded in Volume 3, Page ,105 of the Map Records of Dallas County, Texas and being the same property as conveyed by deeds to John Day and wife, Jerry Day recorded in Volume 81027, Page 245, volume 67202, Page 0195, Volume 81237, Page 0793 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an 1/2 inch iron rod found in the South right-of-way line of Parkdale Drive (40 foot right* of-way), said point being 2.20 feet Eastcrty from rheNortheast cornerof said Lot I, and also being the Northwest comer of a tract of land conveyed to F. H. Lawrence by deed dated October 29, 1945 of the Deed Records of Dallas County, Texas;

THENCE South 02 degress 25 minutes 24 seconds West, along the West line of said Lawrence tract, a distance of 92,28 fset to an 1/2 inch iron rod set for corner, said point being in the most Northerly line of a tract of land conveyed to Gerardo Everastico by deed recorded in Volume 93168, Page 0477 of the Deed Records of Dallas County, Texas;

THENCE along the said Everastico tract as follows: South 89 degrees 17 minutes 24 seconds West, a disturce of 44.92 feet to an 1/2 inch iron rod set; South 00 degress 42 minutes 36 seconds East, a distance of 18.83 feet to an 1/2 inch iron rod set; South 89 degrees 17 minutes 24 seconds West, a distancce of 49.49; South 00 degrees 42 minutes 36 seconds East, a distance of 17.80 feet to an 1/2 inch iron rod set; said point also being the Northeast corner of a tract of land conveyed to Ignacio Rivera by deed recorded in Volume 84171, Page 2000 of the Deed Records of Dallas County, Texas;

THENCE North 86 degrees 45 minutes 45 seconds West, passing the Northwest corner of said Rivera tract and the Northeast corner of a tract of land conveyed to A. Rick by deed dated April 24, 1975 of the Deed Records of Dallas County, Texas, at a distance of 50.00 feet, and continuing in all a distance of 87.80 feet to a chain link fence post for corner, said point being the Southeast corner of a tract of land conveyed to John Day and wife, Jerry Day by deed recorded in Volume 83139, Page 0576 of the Deed Records of Dallas County, Texas;

THENCE North, along the East line of said Day tract, a distance of 161.68 feet, to an 1/2 inch pipe found for corner in the South Right-of-way line of said Parkdale Drive, said point being in a curve to the right having a central angle of 02 degrees 18 minutes 02 seconds, a radius of 2261.00 feet, tangent of 45.80 feet, a chord bearing of South 77 degrees 33 rminutes 49 sconds East and a chord distance of 91.58 feet;

THENCE in an Easterly direction, along the South right-of-way line of said Parkdale Drive, an arc length of 91.59 feet to an 1/2 inch iron rod;

THENCE in an Easerly direcrion, along the South right-of-way line of said Parkdale Drive a length of 91.59 fea to an 1/2 inch iron rod:

THENCE South 76 degrees 24 minutes 48 seconds East, along the South line of said Parkdale Drive, a distance of 15.80 feet to an 1/2 inch iron rod set, said point being the beginning of a curve to the left having a central angle of 05 degrees 36 minutes 58 seconds, a radius of 834.83 feet, a tangent of 40.95 feet, a chord bearing of South 80 degrees 42 minutes 11 seconds East and a chord length of 81.80 feet;

THENCE Easterly, along the South right-of-way line of said Parkdale drive and said curve to the left an arc length of 81.83 feet to the POINT OF BEGINNING and containing 0.554 acres or 24131.68 square feet of land, more or less.

FILED

NOTICE OF ASSESSMENT LIEN SALE

2025 APR 15 PM 1:40

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY My DEPUTY

WHEREAS, on or about November 14, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Allen F. Mihecoby, the present owner of said real property, to Tribeca Owners Association (the "Association"); and

WHEREAS, the said Allen F. Mihecoby has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

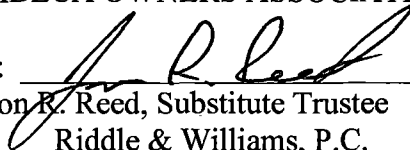
NOW, THEREFORE, notice is hereby given that on Tuesday, May 6, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 218, Tribeca Condominiums, a condominium in the City of Dallas, Dallas County, Texas, together with an undivided interest in the Common Elements according to the Declaration recorded in Volume 2003189, Page 112, Condominium Records of Dallas County, Texas. (4414 Cedar Springs Road, Unit 218)

WITNESS my hand this 14th day of April, 2025

TRIBECA OWNERS ASSOCIATION

By: 
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the ___ day of _____, 2025, at the Dallas County Courthouse in Dallas, Texas.

FILED

2025 APR 15 PM 1:39

NOTICE OF ASSESSMENT LIEN SALE

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY: M4 DEPUTY

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about December 17, 2020, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Anthony L. Burseson, the present owner of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said Anthony L. Burseson has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, May 6, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 1184, Building LL, of Country Creek Condominium, of its appurtenant undivided interest in and to the general and limited common elements of Country Creek Condominiums, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration, filed December 28, 1979, recorded in/under 79252/388 of the Real Property Records of Dallas County, Texas, when taken with all amendments and/or supplements thereto (4618 Country Creek Drive, #1184)

WITNESS my hand this 3rd day of April, 2025

COUNTRY CREEK CONDOMINIUM ASSOCIATION

By: [Signature]
Jason K. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the ____ day of _____, 2025, at the Dallas County Courthouse in Dallas, Texas.

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about December 30, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by LeRoy Baxter Boriack, the present owner of said real property, to Copperfield Condominium Owners Association (the "Association"); and

WHEREAS, the said LeRoy Baxter Boriack has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, WHEREFORE, notice is hereby given that on Tuesday, May 6, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 700, Building G, of Copperfield Condominiums, a Condominium in the City of Dallas, Dallas County, Texas, together with an undivided interest in the common elements according to the Declaration recorded in Volume 82118, Page 1250, Condominium Records of Dallas County, Texas (8600 Coppertowne Lane, Unit 700)

WITNESS my hand this 24th day of March, 2025

COPPERFIELD CONDOMINIUM OWNERS ASSOCIATION

By: *Jason R. Reed*
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

2025 APR 15 PM 1:39
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY: *WJ* DEPUTY

The within notice was posted by me on the ___ day of _____, 2025, at the Dallas County Courthouse in Dallas, Texas.

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about October 30, 2023, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Elizabeth Ann Farrell, the present owner of said real property, to The 3525 Condominiums Council of Co-Owners (the "Association"); and

WHEREAS, the said Elizabeth Ann Farrell has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, May 6, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 2-D, Building ---, of THE CONDOMINIUMS, a Condominium in the City of Dallas, Dallas County, Texas together with an undivided interest in the common elements according to the Declaration recorded in Volume 78002, Page 738, Condominium Records of Dallas County, Texas (3525 Turtle Creek Boulevard, Unit 2D)

WITNESS my hand this 31st day of March, 2025

FILED
2025 APR 15 PM 1:39
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY Mg DEPUTY

THE 3525 CONDOMINIUMS COUNCIL OF CO-OWNERS

By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the ___ day of _____, 2025, at the Dallas County Courthouse in Dallas, Texas.

**NOTICE OF FORECLOSURE SALE
("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.

DATE OF NOTICE: April 15, 2025

INSTRUMENT TO BE FORECLOSED: Deed of Trust ("Deed of Trust")

DATED: August 10, 2016

GRANTOR: Francisco Manuel Ibarra Obregon & Elizeth Margarita Juarez De La Rosa

TRUSTEE: Derek Hausheer

LENDER: Betrilla R. Dees

CURRENT HOLDER: Betrilla R. Dees

RECORDED IN: Deed of Trust is recorded under Instrument Number 201600222967 of the real property records of Dallas County, Texas.

2025 APR 15 PM 1:18
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
MH DEPUTY

FILED

LEGAL DESCRIPTION & PROPERTY TO BE SOLD:

LOT 32, BLOCK B/5955, OF LAS HACIENDAS INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 96161, PAGE 2364, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

(MORE COMMONLY KNOWN AS: 4467 LIZZY DRIVE, DALLAS, TEXAS 75211)

OBLIGATION SECURE: Deed of Trust or Contract Lien executed by Francisco Manuel Ibarra Obregon & Elizeth Margarita Juarez De La Rosa, securing the payment of the indebtedness in the

original principal amount of \$112,000.00, and obligations therein described including but not limited to (a) the Promissory Note and (b) any and all modifications, renewals, and extensions of the Promissory Note. Betrilla R. Dees, is the current mortgagee of the Promissory Note and Deed of Trust.

FORECLOSURE SALE:

DATE: May 6, 2025

TIME: The earliest time the sale will begin is 10:00 A.M., but not later than three (3) hours after such time

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

TERMS OF SALE: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash; except that the Current Lender/Holder's herein may bid and such bid may be credited against the indebtedness secured by the lien of the Deed of Trust and any and all modifications thereof.

SUBSTITUTE TRUSTEE(S): Ashleigh Renfro AND/OR Joseph Juarez

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Betrilla R. Dees, the owner and holder of the Note, has requested the Substitute Trustee named herein to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Betrilla R. Dees's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Betrilla R. Dees's, rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Betrilla R. Dees, passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Betrilla R. Dees Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. Pursuant to section 51.0075(a) of the Texas Property Code, any Trustee or Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

THIS INSTRUMENT HEREBY 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.

Name and Address of Sender of Notice:

Renfro Law, PLLC
By: Ashleigh Renfro
10226 Midway Road
Dallas, Texas 75229
Phone: 972-708-4425
Fax: 972-521-6413

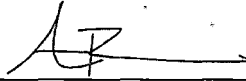
Notice Pursuant to Section 51.0025 of the Texas Property Code

DIA Servicing, LLC, pursuant to a written servicing agreement, represents your Lender, Betrilla R. Dees This agreement grants DIA Servicing, LLC, with the authority to service your mortgage loan and to administer, or cause to be administered, any necessary steps or actions related to the potential foreclosure of your property subject to foregoing requirements contained in this letter. DIA Servicing, LLC, has retained Renfro Law, PLLC, to carry out any necessary actions that may be required under all applicable state and federal laws and the services of this law firm are being carried out on behalf of DIA Servicing, LLC, and your Lender, Betrilla R. Dees Contact information for DIA Servicing, LLC, may be found below:

**DIA Servicing, LLC
10226 Midway Road
Dallas, Texas 75229**

**Phone: 1.844.222.9450 or 972.708.4425
Email: info@diaservicingtx.com**

Renfro Law, PLLC



By: Ashleigh Renfro
Attorney/Substitute Trustee
Texas Bar No. 24093029
10226 Midway Road
Dallas, Texas 75229
Telephone (972) 708-4425
Fax (972) 521-6413
ashleigh@renfrolawtx.com

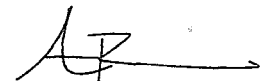
CERTIFICATION OF MAILING

Francisco Manuel Ibarra Obregon
Elizeth Margarita Juarez De La Rosa
4467 Lizzy Drive
Dallas, Texas 75211

DATE SENT: APRIL 15, 2025
VIA USPS FIRST-CLASS MAIL &
VIA CMRRR #9589-0710-5270-0693-8198-01

BY:  _____

I HEREBY CERTIFY THAT ON APRIL 15, 2025, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.



Ashleigh Renfro

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Dallas §

2025 APR 15 PM 12:34
BY JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
OFFICE

FILED

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT 30B, BLOCK 4/1356, SOUTHFAIR DEVELOPMENT ADDITION, NO. 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE REVISED MAP THEREOF RECORDED UNDER CLERK'S FILE NO. 2016-265496, MAP RECORDS, DALLAS COUNTY, TEXAS

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

Date: **May 6, 2025**
Time: The sale shall begin no earlier than **11:00 AM** or no later than three hours thereafter.
Place: **Dallas County Courthouse in Dallas, Texas**, at the following location: the area designated by the Commissioners Court of **Dallas, Dallas County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

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 Mortgagee of Record 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Natalie Nicole Strong, an unmarried woman.**
5. Obligations Secured. The Deed of Trust is dated **November 9, 2022**, and is recorded in the office of the County Clerk of **Dallas County, Texas**, in/under **202200292115, Official Public Records of Dallas County, Texas.** 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 **\$245,000.00**, executed by **Natalie Nicole Strong**, and payable to the order of **Origin Bank.**

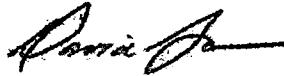
Original Mortgagee: Origin Bank.

Current Mortgagee of Record: Origin Bank whose address is **2508 Lakeland Drive, Suite 100, Flowood, MS 39232.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Clare V. Cougill
Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED April 14, 2025.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard,
Substitute Trustee
c/o Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: (713) 244-1360

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.

1007855-1

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 APR 15 PM 12:31

STATE OF TEXAS *
*
COUNTY OF DALLAS *

KNOW ALL MEN BY THESE PRESENTS

JOHN F. WARREN
COUNTY CLERK
BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **DECEMBER 18, 2023**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202300260210** of the Deed Records of **DALLAS** County, Texas, executed by **MANAHAGA ENTERPRISES INC.**, to **CARRIE WAIBEL or ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

LOT 12, IN BLOCK 15/5976, OF THIRD INSTALLMENT OF WYNNEWOOD PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 53-54 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. aka: 3160 O'Bannon Dr., Dallas, TX 75224.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$202,500.00** executed by **MANAHAGA ENTERPRISES INC.**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 6th day of MAY, 2025**, being the first Tuesday of such month, at the

3160 O'Bannon Dr., Dallas, TX 75224

county courthouse of **DALLAS County, Texas**, the Substitute Trustee will sell the Property at public venue 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 in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS County** for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this 11th day of **APRIL 2025**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper or Kelly Goddard, as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320
Fort Worth, TX 76179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 APR 15 PM 12:31

STATE OF TEXAS *
*
COUNTY OF DALLAS *

KNOW ALL MEN BY THESE PRESENT

JOHN E. WARREN
CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **NOVEMBER 19, 2024**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202400239244** of the Deed Records of **DALLAS** County, Texas, executed by **F.A.N 1 RE HOLDINGS LLC**, to **CARRIE WAIBEL OR ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

BEING LOT 9, BLOCK A/8261 OF THIRD INSTALLMENT AND REVISION OF SECOND INSTALLMENT OF COLLEGE PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70082, PAGE 197, MAP RECORDS, DALLAS COUNTY, TEXAS.

aka: 4146 Tioga St., Dallas, TX 75241.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$185,400.00** executed by **F.A.N 1 RE HOLDINGS LLC**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 6th day of MAY, 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the Substitute Trustee will sell the Property at public venue 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

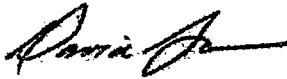
4146 Tioga St., Dallas, TX 75241.

DALLAS County Courthouse, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this **11th** day of **APRIL 2025**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper or Kelly Goddard as Substitute Trustee

FOR INFORMATION CONTACT: 8101 BOAT CLUB ROAD, STE 320
FORT WORTH, TX 76179

4146 Tioga St., Dallas, TX 75241.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 APR 15 PM 12:31

STATE OF TEXAS *
*
COUNTY OF DALLAS *

KNOW ALL MEN BY THESE PRESENTS
JOHN E. WARREN
CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **AUGUST 30, 2024**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202400177860** of the Deed Records of **DALLAS** County, Texas, executed by **F.A.N. 1 RE HOLDINGS LLC**, to **CARRIE WAIBEL OR BRANDON KOONSMAN**, as Trustee, Lender for **FIRST FUNDING REALTY I, LLC**, the property situated in the County of **DALLAS**, Texas, to wit:

BEING LOT 2, BLOCK H/6264, OF WOODLAND CITY ADDITION, FIRST SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 240, PAGE 2096, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

aka: 531 Gulledge Ln., Dallas, TX 75217.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$171,000.00** executed by **F.A.N. 1 RE HOLDINGS LLC**, and made payable to **First Funding Realty I, LLC**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

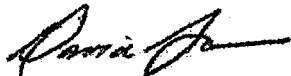
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 6th day of MAY, 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **DALLAS County Courthouse**, or in the area designated by the Commissioners Court of **531 Gulledge Ln., Dallas, TX 75217.**

such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this 11th day of **APRIL 2025**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper or Kelly Goddard as Substitute Trustee

FOR INFORMATION CONTACT: 8101 BOAT CLUB ROAD, STE 320
FORT WORTH, TX 76179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 APR 15 PM 12:31

STATE OF TEXAS *
*
COUNTY OF DALLAS *

KNOW ALL MEN BY THESE PRESENT

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **JANUARY 2, 2024**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202400022849** of the Deed Records of **DALLAS** County, Texas, executed by **MANAHAGA ENTERPRISES INC.**, to **CARRIE WAIBEL** or **ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

LOT 10, BLOCK I/4239, OF THE HIGHLANDS ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 347, MAP RECORDS OF DALLAS COUNTY, TEXAS.

aka: 1546 Southerland Ave., Dallas, TX 75203.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$171,000.00** executed by **MANAHAGA ENTERPRISES INC.**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 6th day of MAY, 2025**, being the first Tuesday of such month, at the

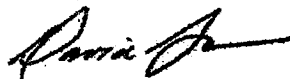
1546 Southerland Ave. Dallas, TX 75203

county courthouse of **DALLAS County, Texas**, the Substitute Trustee will sell the Property at public venue 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 in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS County** for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this 11th day of **APRIL 2025**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper or Kelly Goddard, as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320
Fort Worth, TX 76179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 APR 15 PM 12:31

STATE OF TEXAS *
*
COUNTY OF DALLAS *

KNOW ALL MEN BY THESE PRESENT

COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **MARCH 25, 2022**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202200088595** of the Deed Records of **DALLAS** County, Texas, executed by **EDG INTEREST, LLC**, to **CHARLES C. GUMM, III**, or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

LOT 11, BLOCK 2/6316, BRUTON TERRACE ADDITION #3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 27, PAGE 225, MAP RECORDS OF DALLAS COUNTY, TEXAS.

aka: 8958 Rockledge Dr., Dallas, TX 75217.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$210,000.00** executed by **EDG INTEREST, LLC**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 6th day of MAY, 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the Substitute Trustee will sell the Property at public venue 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 in the area designated by the Commissioners Court of

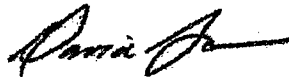
8958 Rockledge Dr., Dallas, TX 75217.

such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

“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.”

WITNESS MY HAND this 11th day of APRIL 2025.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper or Kelly Goddard as Substitute Trustee

FOR INFORMATION CONTACT: 8101 BOAT CLUB ROAD, STE 320
FORT WORTH, TX 76179

8958 Rockledge Dr., Dallas, TX 75217.

MCKRILEY PROPERTIES, LLC, Noteholder
August REI, LLC, Loan Servicing Company
Dill Law Firm, PLLC (hereinafter "Attorney")

Maximino Palomo Medina and Brenda Janet Ramirez Garcia
15422 Dorothy Nell
Dallas, Texas 75253

Sent via regular mail and CMRR # 9589 0710 5270 0087 9159 35 on 04/14/2025

FILED

2025 APR 15 PM 12:31

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS Maximino Palomo Medina and Brenda Janet Ramirez Garcia 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 202000107984, 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 6th day of May 2025

Time: The sale shall begin no earlier than 11:00 AM 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:

Lot 8, Block F/8819, Seagoville Villas, an Addition to the City of Dallas, Dallas County, Texas, According to the Plat Recorded in Volume 2004089, Page 129, Map Records, Dallas County, Texas

3. Name and Address of Sender of Notice:

Dill Law Firm, PLLC, Sarah Dill, 3206 E Richardson Rd., Suite G, Edinburg, TX 78542.

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.

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.

Dill Law Firm PLLC



Sarah Dill, Monica Castillo, Patricia Medrano-Lowe, Stephanie Walker, Denyse Crews, Dill Law Firm, PLLC
Substitute Trustee(s)
PO Box 956
Edinburg, Texas 78540
(956) 254-0722

FILED

Mckriley Properties, LLC, Noteholder
August REI, LLC, Loan Servicing Company
Dill Law Firm, PLLC (hereinafter "Attorney")

2025 APR 15 PM 12:31

Jesus Hernandez Nunez and Tabitha Hernandez Nunez
2718 Mossglen Dr.
Dallas, Texas 75227

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Sent via regular mail and CMRR # 9589 0710 5270 0087 9159 73 on 04/15/2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Jesus Hernandez Nunez and Tabitha Hernandez Nunez 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 202000023753, 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 6th day of May 2025

Time: The sale shall begin no earlier than 11:00 AM 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:

LOT 7, BLOCK G/6755.LA VALENCIA, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT FILE NO. 200600140325, MAP RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH A CERTIFICATE OF CORRECTION OF ERROR RECORDED IN INSTRUMENT FILE NO. 200880009785, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS

3. Name and Address of Sender of Notice:

Dill Law Firm, PLLC, Sarah Dill, 3206 E Richardson Rd., Suite G, Edinburg, TX 78542.

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.

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.

Dill Law Firm PLLC



Sarah Dill, Monica Castillo, Denyse Crews,
Stephanie Walker, Patricia Medrano-Lowe, Dill
Law Firm, PLLC
Substitute Trustee(s)
3206 E Richardson Rd., Suite G
Edinburg, Texas 78542
(956) 254-0722

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Dated: August 15, 2022
Grantor: LA CITTA GROUP, LLC
Trustee: Shelly Carter
Lender: Shelltron Holdings, LLC, a Delaware limited liability company
Loan Servicer: Shelltron Holdings, LLC, a Delaware limited liability company
Recorded: **Instrument #202200222295**, recorded on August 16, 2022, in the official Real Property (Deed) Records of Dallas County, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$872,050.00 and a second note in the original principal amount of \$53,728.49, executed by LA Citta Group, LLC ("Borrower"), and payable to the order of Lender
Maturity Date: August 15, 2052

Legal Description:

TRACT 1:

LOT 15, BLOCK 2/1742, JEFFERS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 380, MAP RECORDS OF DALLAS COUNTY, TEXAS;

TRACT 2:

BEING A PORTION OF LOT 10, CITY BLOCK B/1768, OF GREAT OAKS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 2, PAGE 227, PLAT RECORDS, DALLAS COUNTY, TEXAS, BEING CONVEYED TO FLOYD FEARCE AS RECORDED IN CC# 201400122784, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AS SHOWN ON SURVEY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE POST FOUND FOR CORNER, BEING THE WEST CORNER OF LOT 23, BEING THE NORTH CORNER OF LOT 24, BEING THE SOUTH CORNER OF LOT 11, OF SAID GREAT OAKS ADDITION, AND BEING THE EAST CORNER OF SAID LOT 10;

THENCE SOUTH 44 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 1/2 INCH YELLOW CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS

FILED

2025 APR 15 AM 11:41

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY



WEST, A DISTANCE OF 100.00 FEET TO A 1/2 INCH YELLOW CAPPED IRON ROD SET FOR CORNER, BEING IN THE SOUTHEAST LINE OF PINE STREET;

THENCE ALONG PINE STREET NORTH 44 DEGREES 48 MINUTES 55 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 1/2 INCH YELLOW CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5,000 SQUARE FEET OR 0.11 OF AN ACRE OF LAND.

TRACT 3:

LOT 3, BLOCK F/6078, DEERPATH VILLAGE ADDITION, THIRD SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 29, MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.

TRACT 4:

LOT 37, BLOCK 2/4431, OF LINCOLN PLACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 145, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 5:

LOT 8, BLOCK 2/1774 OF LINCOLN HEIGHTS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 231, AND MAP RECORDS OF DALLAS COUNTY, TEXAS.

TRACT 6:

BEING A TRACT OF LAND OUT OF THE WM. ROMINE SURVEY, ABSTRACT NO. 1246, SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF LOT 11 AND GREERS REVISED ADDITION TO THE CITY OF DALLAS, LOCATED IN CITY BLOCK F/1742, AS SAID ADDITION IS SHOWN ON MAP RECORDED IN VOLUME 4, PAGE 166, MAP RECORDS, DALLAS COUNTY, TEXAS, FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN X SET THAT BEARS NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTNACES OF 54.00 FEET FROM A 1/2-INCH IRON ROD FOUND AT THE INTERESECTION OF THE CURRENT NORTHWEST RIGHT-OF-WAY LINE OF EUGENE STREET(VARIABLE WIDTH RIGHT-OF-WAY) WITH THE NORTHWEST RIGHT-OF-WAY LINE OF KYNARD STREET (27 FOOT RIGHT-OF-WAY), ALSO BEING A POINT IN THE SOUTHWEST LINE OF SAID LOT 11 AS SHOWN ON THE AFOREMENTIONED PLAT OF GREER'S REVISED ADDITION:

THENCE CONTINUING NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 37.30 FEET TO A 1/2" WATER PIPE FOUND FOR A CORNER, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 10, BLOCK F/1724;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF LOT 10 A DISTANCE OF 76.00 FEET TO A 3/8-INCH IRON ROD SET FOR A CORNER;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISATNCE OF 37.30 FEET TO A 3/8-INCH IRON ROD SET FOR A CORNER;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 76.00 FEET TO POINT OF BEGG INNING

TRACT 7:

LOT 33, BLOCK B/7999, OF SUNNY ACRES ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 32, PAGE 175, MAP RECORDS OF DALLAS COUNTY, TEXAS.

FORECLOSURE SALE:

Date: **Tuesday, May 6, 2025**

Time: The sale of the Property will be held between the hours of **1:00 p.m. and 4:00 p.m.** local time; the earliest time at which the Foreclosure Sale will begin is **1:00 p.m.** and not later than three

hours thereafter.

Place: 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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Bennett M. Wyse, Ted Gambordella, 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 Cooper, Carol Dunmon, Payton Hreha, and/or Jeff Benton

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's, or Loan Servicer's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender or Loan Servicer passes the Foreclosure Sale, then notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

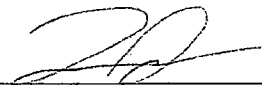
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender, or Loan Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.

SUBSTITUTE TRUSTEE:

By: 
Ted Gambordella, Substitute Trustee
5910 N Central Expy, Suite 920
Dallas, Texas 75206
Tel. (214) 473-5551
Fax. (214) 540-9333
Tgambordella@prattaycock.com