

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: April 12, 2025

Substitute Trustee: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha

Mortgagee: Money Buys Houses LLC

Mortgagee's Address: 311 Howard St. San Antonio, Tx 78212

Note: Note dated December 3, 2020, in the amount of \$122,500.00

Deed of Trust:

Date: December 3, 2020

Grantor: Patrick Daniel Barron & Sartice Michelle Anthony

Mortgagee: Texas Mortgage Capital Corporation

Recording Information: Recorded in Document No. 202000340370 in the official records of Bexar County, Texas and further transferred by Transfer of Lien from Texas Mortgage Capital Corporation to Money Buys Houses LLC, recorded in Document No. 202000341382 in the official records of Bexar County, Texas.

Property (including any improvements): Being Lot 1A, Block 44/5845, Adams Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 13, Page 337, Map Records, Dallas County, Texas which is known as 4869 Corrigan, Dallas, Texas 75216.

County: Dallas

Date of Sale: (first Tuesday of month) May 6, 2025

Time of Sale: 10am-1pm

Place of sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

FILED
2025 APR 15 AM 11:38
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

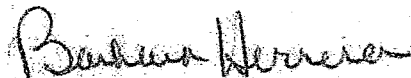
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha

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 indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on May 6, 2025, between ten o'clock am and one o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Barbara Herrera, Loss Mitigation,
SecureNet Services, LLC, Mortgage
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED _____

NAME

AS SUBSTITUTE TRUSTEE

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: April 12, 2025

Substitute Trustee: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon
or Payton Hreha

Mortgagee: Metroplex Casas LLC

Mortgagee's Address: 1214 s. Akard St., Dallas, TX 75215

Note: Note dated June 17, 2024, in the amount of \$238,500.00

Deed of Trust:

Date: June 17, 2024

Grantor: Jaime Alejandro Reyes and Adriana Moncivais

Mortgagee: FlatLand Services LLC

Recording Information: Recorded in Document No. 202400122388 in the official records of Dallas County, Texas and further Transferred by Assignment of Note and Deed of Trust to MetroPlex Casas LLC in Documents No. 202400122930 in the official records of Dallas County, Texas.

Property (including any improvements): Lot 13, In Block D/6075 of Cedar Crest Village Addition, first section, an addition to the city of Dallas, Texas, according to the Map or Plat Thereof Recorded in Volume 10, Page 417 of the plat records of Dallas County, Texas.

County: Dallas

Date of Sale: (first Tuesday of month) May 6, 2025

Time of Sale: 10am-1pm

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

BY _____
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY

2025 APR 15 AM 11:38

FILED

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen

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 indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on May 6, 2025, between ten o'clock am and one o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Barbara Herrera, Loss Mitigation,
SecureNet Services, LLC, Mortgage
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED _____

NAME

AS SUBSTITUTE TRUSTEE

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2023 APR 15 AM 11:38

DATE: April 15, 2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

SUBSTITUTE TRUSTEE: 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, JEFF BENTON, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: December 12, 2023

Grantor: UPFRONT INVESTMENT, LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202300249430, Official Public
Records, Dallas County, Texas

Property:

BEING a tract of land situated in the Jacob Hart Survey, Abstract No. 578, City of Dallas, Dallas County, Texas, being a portion of Lot 15, Block 7/1973, Vickery Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 255, Map Records, Dallas County, Texas, and being that tract of land described in General Warranty Deed to November Developers, LLC as recorded in Instrument Number 202300179283, Official Public Records, Dallas County, Texas, same being more particularly described by metes and bounds in Exhibit "A" attached to the above-referenced deed of trust.

NOTE:

Date: December 12, 2023

Amount: \$1,240,000.00

Debtor: UPFRONT INVESTMENT, LLC, a Texas limited liability company



Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:

Tuesday, May 6, 2025, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

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

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(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.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 15, 2025

SUBSTITUTE TRUSTEE: 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, JEFF BENTON, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: June 23, 2023

Grantor: UPFRONT INVESTMENT, LLC, a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202300127733, Official Public
Records, Dallas County, Texas

Property:

Being Lot 6, Block 3/1974, of Abright's North Henderson Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 172, Map Records of Dallas County, Texas. Save and Except: 5 feet off the rear end of said Lot heretofore conveyed to City of Dallas, as recorded in Volume 1012, Page 290, Deed Records, Dallas County, Texas.

NOTE:

Date: June 23, 2023

Amount: \$1,440,000.00

Debtor: UPFRONT INVESTMENT, LLC, a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

FILED
2025 APR 15 AM 11:39
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY



DATE OF SALE OF PROPERTY:

Tuesday, May 6, 2025, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

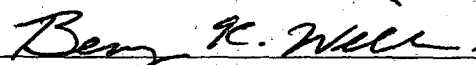
On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

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.

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Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.



BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **Joe Marcus Ramirez** dated February 6, 2023, and duly filed for record on February 8, 2023, in the Office of the County Clerk of Dallas County, Texas under Dallas County Clerk's **Instrument No. 202300022721** of the Official Public Records of Dallas County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Dallas County, Texas, to-wit:

BEING the South one-half (1/2) of Lot Three (3), in Block "C" of Montrose addition to the City of Dallas, Texas, according to the map or plat thereof recorded in Volume 1, Page 108 of the Map Records of Dallas County, Texas; and

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

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

**Shelley Ortolani
Mary Mancuso
Michele Hreha
Francesca Ortolani
Guy Wiggs
David Stockman
Brenda Wiggs
Donna Stockman
Janet Pinder
Brandy Bacon
Michelle Schwartz
Jamie Dworsky
Angela Cooper
Carol Dunmon
Payton Hreha, or
Jeff Benton**

2025 APR 15 AM 11:39
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

FILED

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

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



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

MAY 6, 2025

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

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

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

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

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

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

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

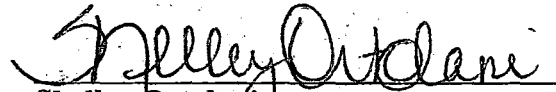
PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF

ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

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

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

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.



Shelley Ortolani

Mary Mancuso

Michele Hreha

Francesca Ortolani

Guy Wiggs

David Stockman

Brenda Wiggs

Donna Stockman

Janet Pinder

Brandy Bacon

Michelle Schwartz

Jamie Dworsky

Angela Cooper

Carol Dunmon

Payton Hreha, or

Jeff Benton

Substitute Trustee(s)

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

25TX196-0003
3889 DAVILA DRIVE, DALLAS, TX 75220

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 22, BLOCK 6/6176, DAVILLA DRIVE ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 15, PAGE 353, MAP RECORDS, DALLAS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated August 14, 2024 and recorded on August 30, 2024 as Instrument Number 202400175592 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

May 06, 2025, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by NATHANAEL DARDON secures the repayment of a Note dated August 14, 2024 in the amount of \$900,000.00. S & B ENTERPRISES, whose address is c/o Zinc Financial, Inc., 1525 E. Shaw Ave., Fresno, CA 93710, is the current mortgagee of the Deed of Trust and Note and Zinc Financial, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

BY _____
DEPUTY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
2025 APR 15 AM 11:39

FILED

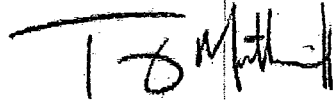


4840433

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jan Kline~~, ~~Charly Lewellen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jan Kline~~, ~~Charly Lewellen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

23TX935-0018
6111 BORDEAUX AVENUE, DALLAS, TX 75209

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument:

Deed of Trust dated April 23, 2008 and recorded on May 1, 2008 as Instrument Number 20080144354 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

May 06, 2025, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by PAMELA LINDGREN secures the repayment of a Note dated April 23, 2008 in the amount of \$253,800.00. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, whose address is c/o Selene Finance LP, 9990 Richmond Avenue, Suite 400, South Houston, TX 77042, is the current mortgagee of the Deed of Trust and Note and Selene Finance LP is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

2025 APR 15 AM 11:39

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY




4840431

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jan Kline, Chasity Lewellen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

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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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jan Kline, Chasity Lewellen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

BEING all of a tract of land conveyed to Fern McMath as recorded in Volume 92145, Page 4358 of the Deed Records of Dallas County, Texas and being a part of Lot 4, Block E/2478 of Mockingbird Park, Fifth Installment, an addition in the City of Dallas, Dallas County, Texas according to the map or plat thereof recorded in Volume 32, Page 55 of the Map Records of Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the East Right of Way line of an alley (15 foot Right of Way), being the Southwest corner of Lot 5, Block E/2478 of said Addition, a tract of land conveyed to Martin Jensen as recorded in Volume 2004203, Page 863 of the Deed Records of Dallas County, Texas, being the Northwest corner of said Lot 4 and said McMath tract;

THENCE North 80° 30' 37" East, a distance of 135.00 feet to a 1/2 inch yellow-capped iron rod set for corner in the West right of Way line of Bordeaux Avenue (55 foot Right of Way), a found 1/2 inch rod found bears North 18° 09' 40" West, a distance of 1.95 feet;

THENCE South 10° 01' 13" East, a distance of 32.61 feet to an 'X' set for corner, being the Northeast corner of a tract of land conveyed to Angela Long as recorded in Volume 2001039, Page 2498 of the Deed Records of Dallas County, Texas, being in the East line of said Lot 4;

THENCE South 78° 36' 14" West, a distance of 85.76 feet to an 'X' set for corner;

THENCE South 11° 55' 41 " East, a distance of 4.62 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 77° 14' 25" West, a distance of 20.95 feet to a point for corner in the East side of frame garage;

THENCE South 11° 31' 56" East, with the said East line of frame garage, a distance of 1.77 feet to a point for corner in wall;

THENCE South 78° 10' 11" West, a distance of 28.36 feet to an 'X' found for corner in the said East Right of Way line of an alley and in the West line of said Lot 4;

THENCE North 10° 15' 50" West (directional control), a distance of 44.20 feet to the **PLACE OF BEGINNING** and containing 5,002 square feet or 0.115 of an acre of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 14, 2025

NOTE: Real Estate Note described as follows:

Date: January 12, 2024
Maker: Wildcat Lending Fund One, LP
Payee: Lizzi C. Cifuentes Ronquillo and Giovanna M. Green
Original Principal Amount: \$191,450.00

FILED
2025 APR 15 AM 11:40
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

DEED OF TRUST:

Date: January 12, 2024
Grantor: Lizzi C. Cifuentes Ronquillo and Giovanna M. Green
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202400014922 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Lizzi C. Cifuentes Ronquillo and Giovanna M. Green

PROPERTY: The real property described as follows:

Lot 6, in Block 1744, of L. A. Wilson Co's Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 348, Map Records of Dallas County, Texas.

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

SUBSTITUTE TRUSTEES:

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

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, Jeff Benton
4600 Fuller Ave., Suite 400
Irving, Texas 75038



4840414

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

Date: May 6, 2025

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

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

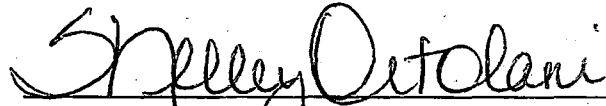
RECITALS

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

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

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of April 14, 2025.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Guy Wiggs, David Stockman,
Brenda Wiggs, Donna Stockman, Janet Pinder,
Brandy Bacon, Michelle Schwartz, Jamie Dworsky,
Angela Cooper, Carol Dunmon, Payton Hreha, Jeff
Benton

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

25TX330-0009
1214 E WACO AVE, DALLAS, TX 75216

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument:

Deed of Trust dated May 3, 2023 and recorded on May 5, 2023 as Instrument Number 202300087745 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

May 06, 2025, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by B T CONSTRUCTION, LLC secures the repayment of a Note dated May 3, 2023 in the amount of \$272,200.00. LHOME MORTGAGE TRUST 2024-RTL1, whose address is c/o Kiavi Funding, Inc., 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212, is the current mortgagee of the Deed of Trust and Note and Kiavi Funding, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED
2025 APR 15 AM 11:40
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

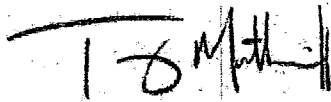


4840324

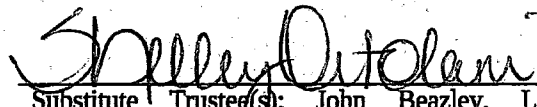
Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jan Kline, Chasity Lowallen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jan Kline, Chasity Lowallen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

BEING part of Lot Seven (7) and a part of Lot Eight (8), Block J/3396, of BRENTWOOD, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 414, of the Map Records of Dallas County, Texas, and more fully described by metes and bounds as follows:

BEGINNING at an "X" cut set in concrete for the northwest corner of Lot 8, on the south line of East Waco Street (40.00 foot Right-of-Way);

THENCE South 00 degrees 22 minutes 40 seconds West, with the west line of said Lot 8, a distance of 85.00 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner;

THENCE South 89 degrees 37 minutes 20 seconds East, over and across said Lot 8, a distance of 2.00 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner;

THENCE South 00 degrees 22 minutes 40 seconds West, over and across said Lot 8, a distance of 44.90 feet to an "X" cut found in concrete for corner on the north line of Cedar Haven Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 473, of the Map Records of Dallas County, Texas (M.R.D.C.T.);

THENCE South 89 degrees 55 minutes 59 seconds West, with the north line of the aforementioned Cedar Haven Addition, passing the southwest corner of said Lot 8 at a distance of 2.00 feet, continuing for a total distance of 50.00 feet to an "X" cut found in concrete for corner;

THENCE North 00 degrees 22 minutes 40 seconds East, over and across said Lot 7, a distance of 40.50 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner;

THENCE North 89 degrees 37 minutes 20 seconds West, over and across said Lot 7, a distance of 2.00 feet to a 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner on the east line of Lot 6 of the aforementioned Brentwood Addition;

THENCE North 00 degrees 22 minutes 40 seconds East, with the east line of said Lot 6, a distance of 89.46 feet to an "X" cut set in concrete for the northeast corner thereof on the south line of the aforementioned East Waco Street;

THENCE North 90 degrees 00 minutes 00 seconds East, with the south line of said East Waco Street, a distance of 50.00 feet to the POINT OF BEGINNING and containing in all 0.149 acres of land, more or less.

25TX196-0002
5807 PROSPECT AVENUE, DALLAS, TX 75206

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 23, BLOCK 23/1903, BELMONT ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 124, PAGE 16, DEED RECORDS, DALLAS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated September 13, 2024 and recorded on September 25, 2024 as Instrument Number 202400194016 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

May 06, 2025, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by NATHANAEL DARDON secures the repayment of a Note dated September 13, 2024 in the amount of \$1,200,000.00. ZINC INCOME FUND II LLC, whose address is c/o Zinc Financial, Inc., 1525 E. Shaw Ave., Fresno, CA 93710, is the current mortgagee of the Deed of Trust and Note and Zinc Financial, Inc. is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED

2025 APR 15 AM 11:41

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

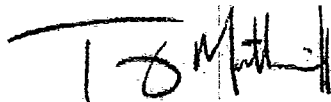


4840268

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jane Kline~~, ~~Chasity Lewallen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Ramiro Cuevas, Cary Corenblum, Matthew Hansen, Joshua Sanders, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brenda Wiggs, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, ~~Jane Kline~~, ~~Chasity Lewallen~~, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 130224-TX

Date: April 8, 2025

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: BRANDY MORRISON, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., A TEXAS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 3/24/2023, RECORDING INFORMATION: Recorded on 3/27/2023, as Instrument No. 202300057872

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 16, BLOCK "E", OF CITY OF DALLAS BLOCK 8816, WELLINGTON FARMS, PHASE 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 202100372368, PLAT RECORDS OF DALLAS COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/6/2025, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



FILED
2025 APR 15 AM 11:34
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, CAROL DUNMON, PAYTON HREHA, JEFF BENTON, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: *Hollis Hamilton*

Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:

ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

10

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 APR 15 AM 10:30

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS THAT:

JOHN E. WARREN
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, by Deed of Trust (With Security Agreement and Assignment of Rents) (the "**Deed of Trust**") dated November 30, 2021, recorded at Document No. 202100358400, Real Property Records, Dallas County, Texas, PONOS DYNAMICS, a Texas limited liability company ("**Grantor**"), did grant, bargain, sell, transfer, assign and convey unto the trustee named therein certain property situated in Dallas County, Texas, including the land described in **Exhibit A** attached hereto and made a part hereof for all purposes, together with all buildings, structures, and other improvements then or thereafter situated thereon (collectively, the "**Real Property**"), to secure payment of (i) a Promissory Note (the "**Note**") dated of even date with the Deed of Trust executed by Grantor and payable to the order of TEXAS SECURITY BANK ("**Texas Security Bank**"), in the original principal amount of \$3,825,00.00, together with interest as provided therein, (ii) all indebtedness, obligations, and liabilities arising pursuant to the provisions of the Deed of Trust, the Note, any guaranty agreement or such other documents evidencing, securing or pertaining to the indebtedness(es) referred to in subsection (i) above, as shall from time to time be executed and delivered to Texas Security Bank by Grantor, any guarantor or any other party (collectively, the "**Loan Documents**"); (iii) all other and any additional debts, obligations, and liabilities of every kind and character of Grantor whether now or hereafter existing in favor of Texas Security Bank, regardless of whether such debts, obligations, and liabilities be direct or indirect, primary, secondary, joint, several, joint and several, fixed, or contingent; and (iv) any and all renewals, modifications, rearrangements, amendments, or extensions of all or any part of the indebtedness, obligations, and liabilities described or referred to in subsections (i), (ii), and (iii) preceding;

WHEREAS, pursuant to the Deed of Trust, Grantor granted to Texas Security Bank a security interest in the following (the "**Collateral**"): All fixtures, equipment, and personal property in which Grantor then had, or at any time thereafter acquired, an interest, and which was then, or at any time thereafter, either a part of the Property or situated in, on, or about the Property and utilized in connection with the operation of the Property, or acquired or delivered to the Property for use or incorporation in construction of any improvements on the Property, including, but not limited to, building and construction materials and equipment; all plans and specifications for improvements to be placed on the Property; all contracts and subcontracts relating to the Property; all deposits (including tenant's security deposits), funds, accounts, contract rights, instruments, documents, general intangibles (including trademarks, trade names, and symbols used in connection therewith), with notes or chattel paper arising from or by virtue of any transactions related to the Property; all permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property; all proceeds arising from or by virtue of the sale, lease, or other disposition of any of the real or personal property described therein; all heating, lighting, refrigeration, plumbing, ventilating, incinerating, water-heating, cooking, communications, electrical, dish-washing and air-conditioning equipment, and all appliances, furniture, engines, machinery, elevators, pumps, motors, compressors, boilers, condensing units, doors, windows, window screens, disposals, range hoods, tables, chairs, drapes, rods, beds, springs, mattresses, lamps, bookcases, cabinets, sprinklers, hose, tools, lawn

equipment, sofas, dressers, mirrors, televisions, radios, speakers, electrical wiring, pipe and floor coverings, and all renewals, replacements, and substitutions thereof and additions thereto;

WHEREAS, pursuant that certain Transfer of Note and Lien dated March 28, 2025, filed for record as Document No. 202500063650 in the Real Property Records of Dallas County, Texas, Texas Security Bank, as the owner and holder of the Note and the beneficiary under the Deed of Trust, transferred the Note and the Deed of Trust to HPI FAIRMOUNT LENDER, LP ("**Lender**"), together with all other liens, security interests, guaranties, assignments, agreements, rights, benefits and privileges in anywise belonging or to accrue to the benefit of Texas Security Bank, in respect of the Note and the Deed of Trust;

WHEREAS, Lender is the owner and holder of the Note and of all liens, security interests, assignments and encumbrances securing the Note, including without limitation, those under the Loan Documents;

WHEREAS, pursuant to that certain Appointment of Substitute Trustee dated April 10, 2025, filed for record as Document No. 202500073864 in the Real Property Records of Dallas County, Texas, Lender has appointed each of RACHEL NIPPER, JOHN B. ROUSSEAU, and HUTTON WESLEY SENTELL, JR., as Substitute Trustee to act under and by virtue of the Deed of Trust;

Substitute Trustee's Mailing Address:
c/o Holland & Knight LLP
1722 Routh Street, Suite 1500
Dallas, Texas 75201

Each Substitute Trustee is appointed effective as of April 10, 2025, pursuant to the Deed of Trust and Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust;


WHEREAS, a default has occurred under the Loan Documents, all accrued indebtedness secured thereby is due and payable, and Lender has directed the undersigned to sell the Real Property and the Collateral in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code to satisfy the indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 6, 2025, at 10:00 A.M., or not later than three (3) hours after that time, I will sell the Real Property and the Collateral in the area of Dallas County, Texas, designated by the commissioners court of such county where sales of real property under a power of sale conferred by a deed of trust are to take place, to the highest bidder for cash.

REMAINDER OF PAGE INTENTIONALLY BLANK
SIGNATURE PAGE FOLLOWS

SIGNATURE PAGE OF SUBSTITUTE TRUSTEE TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WITNESS MY HAND this 15th day of April, 2025.



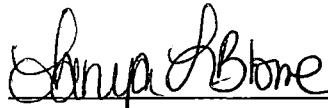
John B. Rousseau, Substitute Trustee

Address for Substitute Trustee:

c/o Holland & Knight LLP
1722 Routh Street, Suite 1500
Dallas, Texas 75201-2533

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on April 15, 2025 by John B. Rousseau,
Substitute Trustee.



Notary Public, State of Texas

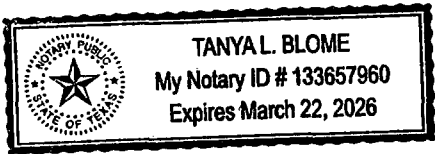


EXHIBIT A

LEGAL DESCRIPTION

BEING a tract of land situated in the J. Grigsby Survey, Abstract No. 495, Dallas County, Texas, and being Lots 10, 11 & 12, Block 5/944, Green & Smith Subdivision and Partition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 233, Page 461, Deed Records, Dallas County, Texas, same being that tract of land described in General Warranty Deed to Christopher A. Marlett and Anthony DiGiandomenico recorded in Instrument Number 201600037437, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with plastic yellow cap stamped "TXHS" for the southern point of a clip corner at the east corner of Lot 2A, Block 7/944, Pillsbury Peters Fine Art Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2000180, Page 1705, Deed Records, Dallas County, Texas, same lying in the west right-of-way line of Cedar Springs Road (variable width right-of-way), same being the north corner of said Lot 10, Block 5/944;

THENCE South 05 degrees 04 minutes 38 seconds East, along the said west right-of-way line of Cedar Springs Road, a distance of 201.48 feet to an "X" cut set in concrete at the intersection of said west right-of-way line of Cedar Springs Road and the northeast right-of-way line of a 16 foot alley;

THENCE North 45 degrees 40 minutes 00 seconds West, along the said northeast right-of-way line of a 16 foot alley, a distance of 153.00 feet to a 5/8 inch iron rod found for the south corner of said Lot 2A, Block 7/944;

THENCE North 44 degrees 20 minutes 02 seconds East, along the southeast line of said lot 2A, Block 7/944, a distance of 131.09 feet to the POINT OF BEGINNING and containing 10,028 square feet or 0.230 acres of land more or less.

12

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 APR 15 AM 10:30

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS THAT:

COUNTY CLERK
DALLAS COUNTY
BY DEPUTY

WHEREAS, by Deed of Trust (as heretofore amended, the **Deed of Trust**) dated May 16, 2022, recorded at Document No. 202200140688, Real Property Records, Dallas County, Texas, SELENE CAPITAL DEVELOPMENT, LLC-SERIES 1, an individual series of SELENE CAPITAL DEVELOPMENT, LLC, a Texas series limited liability company ("**Grantor**"), did grant, bargain, sell, convey, transfer, assign unto the trustee named therein certain property situated in Dallas County, Texas, including the land described in Exhibit A attached hereto and made a part hereof for all purposes, together with all buildings, structures, and other improvements then or thereafter situated thereon (collectively, the "**Real Property**"); to secure payment of (i) a Promissory Note (as heretofore amended, the "**Note**") dated of even date with the Deed of Trust executed by SELENE CAPITAL DEVELOPMENT, LLC, a Texas series limited liability company ("**Borrower**") and payable to the order of ENCORE BANK ("**Encore Bank**"), in the original principal amount of \$7,536,000.00, together with interest as provided therein, (ii) all other and additional debts, obligation, and liabilities of every kind and character of Grantor whether then or thereafter existing in favor of Encore Bank, regardless of whether such debts, obligations, and liabilities be direct or indirect, primary, secondary, joint, several, joint and several, fixed or contingent and (iii) any and all other indebtedness secured by and described in the Deed of Trust and other documents evidencing, securing or executed in connection with the loan evidenced by the Note (as heretofore amended, the "**Loan Documents**");

WHEREAS, pursuant to the Deed of Trust, Grantor granted to Encore Bank a security interest in the following (the "**Collateral**"): The following personal property of Grantor, wherever located, and then owned, or thereafter acquired or arising, including Proceeds and Supporting Obligations, which were then, or at any time thereafter are, a part of the Real Property; or situated in, on, or about the Real Property and utilized in connection therewith; or delivered to the Real Property or acquired for use in connection with the Real Property; or delivered to the Real Property or acquired for use or incorporation in the construction of any improvements on the Real Property; or for the purchase of any Goods to be used in connection with the construction of any improvements on the Real Property: plans and specifications for improvements to be placed on the Real Property; all permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Real Property; all As Extracted Collateral and other substances which may be extracted from the Real Property, including without limitation, oil and gas, all Hydrocarbon Property (as defined in the Deed of Trust) including all General Intangibles, Accounts, and all other rights to payment arising from Hydrocarbon Property extraction or oil and gas leases, including all minerals, oil, and gas upon or after extraction and all rights to payment arising therefrom, including but not limited to, royalties, rentals, and other rights to payment from sale of extracted and nonextracted minerals, oil and gas; and all renewals, replacements, and substitutions thereof and additions thereto. Any capitalized term not otherwise defined herein shall have the meaning accorded thereto in the Uniform Commercial Code, as now enacted and hereinafter amended in the State of Texas;

WHEREAS, pursuant to that certain Forbearance Agreement dated as of January 31, 2025, executed by and between Borrower, Grantor, SELENE CAPITAL DEVELOPMENT, LLC-SERIES 2, a Texas series limited liability company (“Series 2”), KRONOS DYNAMICS LLC, a Texas limited liability company (“Kronos”), URGENT CARE CLINICAL TRIALS, LLC, a Colorado limited liability company (“Urgent Care”), KUR INTERNATIONAL, LLC, a Texas limited liability company (“KUR”), and ADAM D. MACIAK (“Maciak”, and, together with Borrower, Grantor, Series 2, Kronos, Urgent Care, and KUR, collectively referred to herein as “Obligor”), and Encore Bank, as amended by Amendment to Forbearance Agreement dated as of March 6, 2025, executed by and between Obligor and Encore Bank, Obligor confirmed and agreed that (i) the Note and that certain Promissory Note dated May 16, 2022 executed by Borrower and payable to Encore Bank in the original principal amount of \$10,960,000.00 (collectively, the “Notes”) are cross-defaulted and cross-collateralized, (ii) a default under any of the Notes, the Loan Documents or any other loan documents evidencing or securing either or both of the Notes, shall be a default on the other Note and (iii) all collateral securing any of the Notes shall secure all amounts due under all Notes;

WHEREAS, pursuant that certain Transfer of Note and Lien dated March 28, 2025, filed for record as Document No. 202500063649 in the Real Property Records of Dallas County, Texas, Encore Bank, as the owner and holder of the Note and the beneficiary under the Deed of Trust, transferred the Note and the Deed of Trust to HPI FAIRMOUNT LENDER, LP (“Lender”), together with all other liens, security interests, guaranties, assignments, agreements, rights, benefits and privileges in anywise belonging or to accrue to the benefit of Encore Bank, in respect of the Note and the Deed of Trust;

WHEREAS, Lender is the owner and holder of the Note and of all liens, security interests, assignments and encumbrances securing the Note, including without limitation, those under the Loan Documents;

WHEREAS, pursuant to that certain Appointment of Substitute Trustee dated April 10, 2025, filed for record as Document No. 202500073863 in the Real Property Records of Dallas County, Texas, Lender has appointed each of RACHEL NIPPER, JOHN B. ROUSSEAU, and HUTTON WESLEY SENTELL, JR., as Substitute Trustee to act under and by virtue of the Deed of Trust;

Substitute Trustee’s Mailing Address:
c/o Holland & Knight LLP
1722 Routh Street, Suite 1500
Dallas, Texas 75201

Each Substitute Trustee is appointed effective as of April 10, 2025, pursuant to the Deed of Trust and Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust;

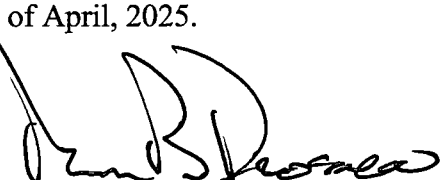
WHEREAS, a default has occurred under the Loan Documents, all accrued indebtedness secured thereby is due and payable, and Lender has directed the undersigned to sell the Real Property and the Collateral in accordance with Lender’s rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code to satisfy the indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 6, 2025, at 10:00 A.M., or not later than three (3) hours after that time, I will sell the Real Property and the Collateral in the area of Dallas County, Texas, designated by the commissioners court of such county where sales of real property under a power of sale conferred by a deed of trust are to take place, to the highest bidder for cash.

REMAINDER OF PAGE INTENTIONALLY BLANK
SIGNATURE PAGE FOLLOWS

SIGNATURE PAGE OF SUBSTITUTE TRUSTEE TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WITNESS MY HAND this 15th day of April, 2025.



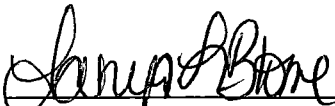
John B. Rousseau, Substitute Trustee

Address for Substitute Trustee:

c/o Holland & Knight LLP
1722 Routh Street, Suite 1500
Dallas, Texas 75201-2533

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on April 10, 2025 by John B. Rousseau,
Substitute Trustee.



Notary Public, State of Texas

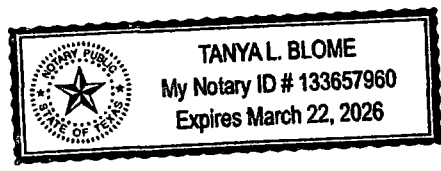


EXHIBIT A

Being all of Lots 8 and 10 and part of Lot 12, Block 7/944 of AMENDED MAP NORTH DALLS IMPROVEMENT CO. ADDITION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 106, Page 258 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner in the southwest R.O.W. line of Fairmount Street (a variable width R.O.W.), and being N 45 deg. 40 min. 00 sec. W. 172.79 feet from the present intersectin of the southwest line of Fairmount Street with the west R.O.W. line of Cedar Springs Road (an 80' R.O.W.), said point being the common east corner of said Lot 8 and the north corner or Lot 2A, Block 7/944 of Pillsbury Peters Fine Art Addition, an addition to the City of Dallas, Dallas County, Texas, recorded Volume 2000180, Page 1705 of the Map Records of Dallas County, Texas:

THENCE S 44 deg. 20 min. 00 sec. W, 154.40 feet along the common line of said Lots 8 and 2A to a cross found for corner in the northeast line of a 16 foot wide alley;

THENCE N 45 deg. 40 min. 00 sec. W. 140.00 feet along the northeast line of said 16 foot wide alley to a 5/8" iron rod set at the south corner of that same tract of land described in Deed to Reilly/Parkway Limited Partnership, recorded in Volume 90048, Page 2005 of the Deed Records of Dallas County, Texas;

THENCE N 44 deg. 20 min. 00 sec. E, 154.40 feet along the southeast line of said Reilly/Parkway Limited Partnership property to a 3/4" iron pipe found for corner in the southwest line of Fairmount Street;

THENCE S 45 deg. 40 min 00 sec. E, 140.00 feet along the southwest line of Fairmount Street to a POINT OF BEGINNING and containing 21,616.00 square feet or 0.4962 acres of land.

10

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 APR 15 AM 10:30

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY CLERK
DALLAS COUNTY

BY
SECURITY

WHEREAS, by Deed of Trust (as heretofore amended, the "**Deed of Trust**") dated May 16, 2022, recorded at Document No. 202200204365, Real Property Records, Dallas County, Texas, SELENE CAPITAL DEVELOPMENT, LLC-SERIES 2, an individual series of SELENE CAPITAL DEVELOPMENT, LLC, a Texas series limited liability company ("**Grantor**"), did grant, bargain, sell, convey, transfer, assign unto the trustee named therein certain property situated in Dallas County, Texas, including the land described in Exhibit A attached hereto and made a part hereof for all purposes, together with all buildings, structures, and other improvements then or thereafter situated thereon (collectively, the "**Real Property**"); to secure payment of (i) a Promissory Note (as heretofore amended, the "**Note**") dated of even date with the Deed of Trust executed by SELENE CAPITAL DEVELOPMENT, LLC, a Texas series limited liability company ("**Borrower**") and payable to the order of ENCORE BANK ("**Encore Bank**"), in the original principal amount of \$10,960,000.00, together with interest as provided therein, (ii) all other and additional debts, obligation, and liabilities of every kind and character of Grantor whether then or thereafter existing in favor of Encore Bank, regardless of whether such debts, obligations, and liabilities be direct or indirect, primary, secondary, joint, several, joint and several, fixed or contingent and (iii) any and all other indebtedness secured by and described in the Deed of Trust and other documents evidencing, securing or executed in connection with the loan evidenced by the Note (as heretofore amended, the "**Loan Documents**");

WHEREAS, pursuant to the Deed of Trust, Grantor granted to Encore Bank a security interest in the following (the "**Collateral**"): The following personal property of Grantor, wherever located, and then owned, or thereafter acquired or arising, including Proceeds and Supporting Obligations, which were then, or at any time thereafter are, a part of the Real Property; or situated in, on, or about the Real Property and utilized in connection therewith; or delivered to the Real Property or acquired for use in connection with the Real Property; or delivered to the Real Property or acquired for use or incorporation in the construction of any improvements on the Real Property; or for the purchase of any Goods to be used in connection with the construction of any improvements on the Real Property: plans and specifications for improvements to be placed on the Real Property; all permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Real Property; all As Extracted Collateral and other substances which may be extracted from the Real Property, including without limitation, oil and gas, all Hydrocarbon Property (as defined in the Deed of Trust) including all General Intangibles, Accounts, and all other rights to payment arising from Hydrocarbon Property extraction or oil and gas leases, including all minerals, oil, and gas upon or after extraction and all rights to payment arising therefrom, including but not limited to, royalties, rentals, and other rights to payment from sale of extracted and nonextracted minerals, oil and gas; and all renewals, replacements, and substitutions thereof and additions thereto. Any capitalized term not otherwise defined herein shall have the meaning accorded thereto in the Uniform Commercial Code, as now enacted and hereinafter amended in the State of Texas;

WHEREAS, pursuant to that certain Forbearance Agreement dated as of January 31, 2025, executed by and between Borrower, Grantor, SELENE CAPITAL DEVELOPMENT, LLC-SERIES 1, a Texas series limited liability company (“**Series 1**”), KRONOS DYNAMICS LLC, a Texas limited liability company (“**Kronos**”), URGENT CARE CLINICAL TRIALS, LLC, a Colorado limited liability company (“**Urgent Care**”), KUR INTERNATIONAL, LLC, a Texas limited liability company (“**KUR**”), and ADAM D. MACIAK (“**Maciak**”, and, together with Borrower, Grantor, Series 1, Kronos, Urgent Care, and KUR, collectively referred to herein as “**Obligor**”), and Encore Bank, as amended by Amendment to Forbearance Agreement dated as of March 6, 2025, executed by and between Obligor and Encore Bank, Obligor confirmed and agreed that (i) the Note and that certain Promissory Note dated May 16, 2022 executed by Borrower and payable to Encore Bank in the original principal amount of \$7,536,000.00 (collectively, the “**Notes**”) are cross-defaulted and cross-collateralized, (ii) a default under any of the Notes, the Loan Documents or any other loan documents evidencing or securing either or both of the Notes, shall be a default on the other Note and (iii) all collateral securing any of the Notes shall secure all amounts due under all Notes;

WHEREAS, pursuant that certain Transfer of Note and Lien dated March 28, 2025, filed for record as Document No. 202500063648 in the Real Property Records of Dallas County, Texas, Encore Bank, as the owner and holder of the Note and the beneficiary under the Deed of Trust, transferred the Note and the Deed of Trust to HPI FAIRMOUNT LENDER, LP (“**Lender**”), together with all other liens, security interests, guaranties, assignments, agreements, rights, benefits and privileges in anywise belonging or to accrue to the benefit of Encore Bank, in respect of the Note and the Deed of Trust;

WHEREAS, Lender is the owner and holder of the Note and of all liens, security interests, assignments and encumbrances securing the Note, including without limitation, those under the Loan Documents;

WHEREAS, pursuant to that certain Appointment of Substitute Trustee dated April 10, 2025, filed for record as Document No. 202500073862 in the Real Property Records of Dallas County, Texas, Lender has appointed each of RACHEL NIPPER, JOHN B. ROUSSEAU, and HUTTON WESLEY SENTELL, JR., as Substitute Trustee to act under and by virtue of the Deed of Trust;

Substitute Trustee’s Mailing Address:
c/o Holland & Knight LLP
1722 Routh Street, Suite 1500
Dallas, Texas 75201

Each Substitute Trustee is appointed effective as of April 10, 2025, pursuant to the Deed of Trust and Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust;

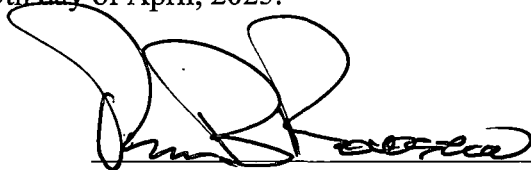
WHEREAS, a default has occurred under the Loan Documents, all accrued indebtedness secured thereby is due and payable, and Lender has directed the undersigned to sell the Real Property and the Collateral in accordance with Lender’s rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code to satisfy the indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 6, 2025, at 10:00 A.M., or not later than three (3) hours after that time, I will sell the Real Property and the Collateral in the area of Dallas County, Texas, designated by the commissioners court of such county where sales of real property under a power of sale conferred by a deed of trust are to take place, to the highest bidder for cash.

REMAINDER OF PAGE INTENTIONALLY BLANK
SIGNATURE PAGE FOLLOWS

SIGNATURE PAGE OF SUBSTITUTE TRUSTEE TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WITNESS MY HAND this 15th day of April, 2025.



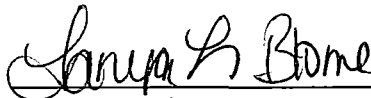
John B. Rousseau, Substitute Trustee

Address for Substitute Trustee:

c/o Holland & Knight LLP
1722 Routh Street, Suite 1500
Dallas, Texas 75201-2533

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on April 15, 2025 by John B. Rousseau, Substitute Trustee.



Notary Public, State of Texas

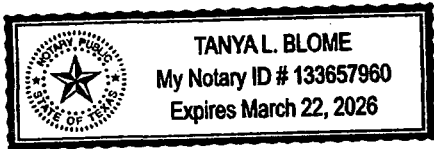


EXHIBIT A

Being Lot 2A, Block 7/944 of Pillsbury Peters Fine Art Addition, an addition to the City of Dallas, Texas, recorded in Volume 2000180, Page 1705 of the Map Records of Dallas County, Texas, same tract of land being conveyed to Gategreen Partners, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 200900013291, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 60D nail found for corner at the intersection of the Southwest line of Fairmount Street (a variable with right-of-way) and the West line Cedar Springs Road (a 80 foot right-of-way);

Thence South 05 degrees 04 minutes 40 seconds East along the West line of said Cedar Springs Road, a distance of 35.83 feet to a point for corner, from which a 3/4 inch iron pipe found bears North 67 degrees 33 minutes 02 seconds East, a distance of 0.36 feet for witness, said point being North corner of a tract of land conveyed to MDB Capital Group, LLC, a California limited liability company by General Warranty Deed recorded in Instrument No. 201200337705, Official Public Records, Dallas County, Texas;

Thence South 44 degrees 20 minutes 00 seconds West along the Northwest line of said MDB Capital Group tract, a distance of 131.09 feet to a 5/8 inch iron rod found for corner, said point being the West corner of said MDB Capital Group tract and being in the Northeast line of a 16 foot alley right-of-way;

Thence North 45 degrees 40 minutes 00 seconds West along the Northeast line of said alley, a distance of 200.00 feet to an "X" found for corner, said point being the South corner of a Lot 8, Block 7/944 of Amended Map North Dallas Improvement Co. Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 106, Page 258, Map Records, Dallas County, Texas;

Thence North 44 degrees 20 minutes 00 seconds East along the Southeast line of said Lot 8, a distance of 154.40 feet to a 1 inch iron pipe found for corner, said point being the East corner of said Lot 8, and being in the Southwest line aforementioned Fairmount Street;

Thence South 45 degrees 40 minutes 00 seconds East along the Southwest Line of said Fairmount Street, a distance of 172.79 feet to the Point of Beginning and containing 30,563 Square Feet or 0.70 of an acre of land.

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.

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 6th day of May 2025; the undersigned will conduct a 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 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, 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 Dallas County Courthouse, 600 Commerce Dallas, Texas.

Date of Deed of Trust: August 12, 2019

Grantor: Leslie Sanchez and Benjamin Chagolia

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

Original amount of Secured Indebtedness: \$202,900.00

Original Beneficiary named in Deed of Trust: S2 Equities, LLC

Property described in Deed of Trust:

Lot 7, Block 1/8833, of REPLAT-CASA LOMA ESTATES, an Addition in the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 86013, Page 1799, of the Map Records, Dallas County, Texas. Also known as: 1023 Valdez De, Dallas, Texas 75253

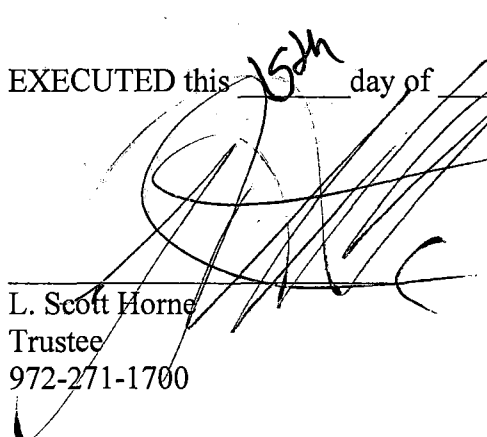
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
OFFICE

2025 APR 14 PM 2:01

FILED

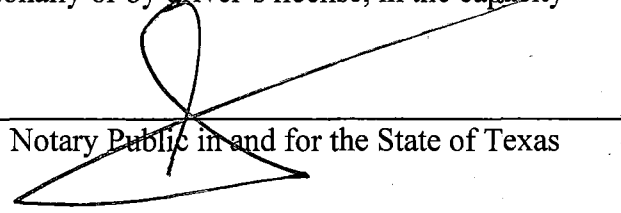
Said Deed of Trust is recorded under Clerk's File No. 201900215409 in the Deed of Trust Records of Dallas County, Texas.

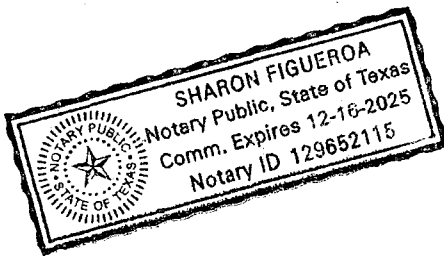
EXECUTED this 15th day of April, 2025


L. Scott Horne
Trustee
972-271-1700

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 15 day of April, 2021, 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

FILED

2025 APR 14 PM 1:45

3606 TEXAS DRIVE
DALLAS, TX 75211

0000010233278

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BT _____ DEPUTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: May 06, 2025
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 16, 2000 and recorded in Document VOLUME 2000164, PAGE 3871, AS AFFECTED BY MODIFICATION INSTRUMENT NO. 201400283329 real property records of DALLAS County, Texas, with DOMINGA ESCALERA, AN UNMARRIED PERSON, grantor(s) and IRWIN MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DOMINGA ESCALERA, AN UNMARRIED PERSON, securing the payment of the indebtednesses in the original principal amount of \$54,959.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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


The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY FLEMING, ISRAEL SAUCEDO, OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4/14/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 4/14/25

3606 TEXAS DRIVE
DALLAS, TX 75211

00000010233278

00000010233278

DALLAS

EXHIBIT "A"

BEING LOT 16, IN BLOCK H/5961 OF ROLAND HILLS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 13, PAGE 307 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

FILED

2025 APR 14 PM 1:45

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

0000010349645

8610 CEDAR POST COURT
DALLAS, TX 75227

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: May 06, 2025

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

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 08, 2011 and recorded in Document INSTRUMENT NO. 201100181609 real property records of DALLAS County, Texas, with BURT BENNETT AND SPOUSE AGNES BENNETT, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BURT BENNETT AND SPOUSE AGNES BENNETT, securing the payment of the indebtednesses in the original principal amount of \$85,850.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

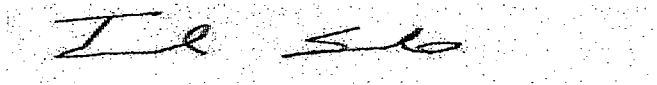
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any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

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



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

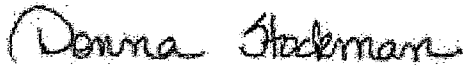
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY FLEMING, ISRAEL SAUCEDO, OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4/14/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 4/14/25

8610 CEDAR POST COURT
DALLAS, TX 75227

00000010349645

00000010349645

DALLAS

EXHIBIT "A"

LOT 37, BLOCK E/6218 OF PRAIRIE CREEK NORTH NO. 1, PHASE 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CLERK'S FILE NO. 200600327030, MAP RECORDS, DALLAS COUNTY, TEXAS AND AS AFFECTED BY CERTIFICATE OF CORRECTION FILED APRIL 3, 2007, RECORDED UNDER CLERK'S FILE NO. 20070116844, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

2245 HIGHWOOD DR
DALLAS, TX 75228

FILED
2025 APR 14 PM 1:45

00000010424547

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
NOTARY PUBLIC
BY _____

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: May 06, 2025

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

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 19, 2016 and recorded in Document INSTRUMENT NO: 201600241491 real property records of DALLAS County, Texas, with JASON B COLLEY, AN UNMARRIED PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JASON B COLLEY, AN UNMARRIED PERSON, securing the payment of the indebtednesses in the original principal amount of \$112,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CSMC 2018-SP1 TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

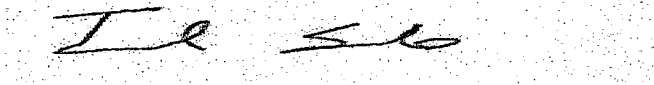
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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

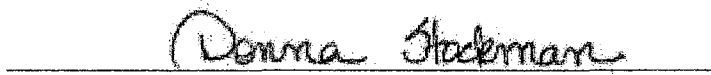
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4/14/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 4/14/25

2245 HIGHWOOD DR
DALLAS, TX 75228

00000010424547

00000010424547

DALLAS

EXHIBIT "A"

BEING LOT 14, IN BLOCK 6/7299, OF CASA VIEW OAKS, SIXTH SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 20, PAGE 297, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.