

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. Tex. Prop. Code § 51.002(i).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF DALLAS

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Date: April 15, 2025

Borrower: 9690 FOREST LANE SEP INVESTOR I LLC, a Delaware limited liability company,

9690 FOREST LANE SEP INVESTOR II LLC, a Delaware limited liability company,

CONCORD 9690 FOREST LANE, LLC, a Delaware limited liability company, and

TRG 9690 FOREST LANE, LLC, a Delaware limited liability company

Borrower's Address: 4514 Cole Avenue, Suite 809
Dallas, Texas 75205

Holder: Fannie Mae, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. Section 1716 et seq. and duly organized and existing under the laws of the United States

Holder's Address: Granite Park VII
5600 Granite Parkway
Plano, Texas 75024

Mortgage Servicer: NORTHMARQ CAPITAL FINANCE, L.L.C., a Nebraska limited liability company

Mortgage Servicer's Address: 3500 American Boulevard West, Suite 500
Bloomington, MN 55431
Attention: Servicing Department
jworden@northmarq.com

FILED

2025 APR 15 AM 11:41

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Substitute Trustees: Jay L. Krystinik, Keith Aurzada, Brian C. Mitchell, Clark A. Donat, Michael P. Cooley, Bradley Purcell, Taylre Janak, Dylan Ross, Ben Breckler, and Haley Bray, and each of them acting alone

Substitute Trustees' Address: c/o Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201
(469) 680-4200

Deed of Trust: Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing

Date: as of March 30, 2023

Grantor: 9690 FOREST LANE SEP INVESTOR I LLC, a Delaware limited liability company;

9690 FOREST LANE SEP INVESTOR II LLC, a Delaware limited liability company;

CONCORD 9690 FOREST LANE, LLC, a Delaware limited liability company; and

TRG 9690 FOREST LANE, LLC, a Delaware limited liability company

Lender: NORTHMARQ CAPITAL FINANCE, L.L.C., a Nebraska limited liability company

Trustee: KELLY BIERIG

Secures: The loan in the original principal amount of \$39,361,000 evidenced by that certain Multifamily Note dated as of March 30, 2023, executed by Grantor and made payable to the order of Lender (as amended, restated, replaced, supplemented, or otherwise modified from time to time, the "Note"), which is currently held by Holder

Recording: Recorded March 30, 2023, in the Real Property Records of Dallas County, Texas (the "Records"), as Instrument Number 202300061145, as assigned to Holder pursuant to that certain Assignment of Deed of Trust, dated as of March 30, 2023, recorded March 30, 2023, in the Records, as Instrument Number 202300061146

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this instrument, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale

Date of Sale:

Tuesday, May 6, 2025

Time of Sale:

The sale of the Property will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale:

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

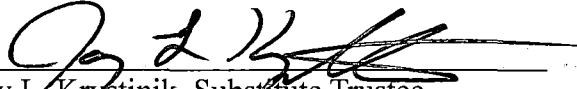
Holder has appointed Substitute Trustees, and each of them acting alone, as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" pursuant to section 51.009 of the Texas Property Code and further subject to any valid leases of the Property, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their option, postpone the sale

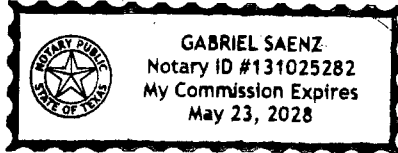
for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 15th day of April 2025.


Jay L. Krystinik, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §


This instrument was acknowledged before me on this 15th day of April 2025, by Jay L. Krystinik, as Substitute Trustee.



[SEAL]

My Commission Expires:

May 23, 2028


Notary Public, State of Texas

Gabriel Saenz
Printed Name of Notary

After recording return to:

Jay L. Krystinik
Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201

EXHIBIT A

LEGAL DESCRIPTION

Tract 1:

BEING a tract of land situated in the James G. Hustead Survey, Abstract No. 597, Dallas County, Texas, also being Block A/8095, FOREST OAKS APARTMENTS ADDITION, an addition to the City of Dallas, as recorded in Volume 70026, Page 0035, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1-inch iron rod found for corner situated in the South line of Forest Lane (variable R.O.W.), and the East line of City Block 8096, said iron rod also being the Northwest corner of the aforementioned FOREST OAKS APARTMENTS ADDITION;

THENCE S 89 degrees 24 minutes 00 seconds E departing the east line of said Block 8096, and along the South line of said Forest Lane a distance of 635.54 feet, 635.87' observed to a 1/2-inch iron rod found for corner situated in the West line of Lot 1, Block B/8095, CREEK BEND ADDITION, an addition to the City of Dallas, as recorded in Volume 80063, Page 2947, Map Records, Dallas County, Texas;

THENCE S 01 degree 15 minutes 00 seconds E departing the South line of said Forest Lane and along the West line of said CREEK BEND ADDITION a distance of 1,281.56 feet, record and observed, to a point for corner situated in Jackson Branch Creek.

THENCE N 89 degrees 42 minutes 00 seconds W departing the West line of said CREEK BEND ADDITION and along the North line of Block 8099 a distance of 499.63 feet, record and observed, to a 1/2-inch iron rod found for corner;

THENCE N 88 degrees 57 minutes 00 seconds W continuing along the North line of said Block 8099 a distance of 177.29 feet, record and observed, to a 1/2-inch iron rod found for corner;

THENCE N 00 degrees 36 minutes 00 seconds E departing the North line of said Block 8099, and along the East line of the aforementioned Block 8096 a distance of 1282.12 feet, 1281.90 observed to the POINT OF BEGINNING and containing 841,549 square feet or 19.3193 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2:

Non-Exclusive Easement Estate created under that certain Fence, Easement and Maintenance Agreement by and between Apartment Opportunity Fund II, L.P., and Copley/Finger Venture #3, dated May 27, 1994, filed June 21, 1994, recorded in Volume 94118, Page 425, Real Property Records, Dallas County, Texas.

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 6th day of May, 2025
Time: 10:00 am or not later than three hours after that time
Place: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: August 24, 2023
Grantor(s): Metro Financial & Investment Services, Inc.
Original Mortgagee: Housemax Funding, LLC
Original Principal: \$265,200.00
Recording Information: Deed Inst.# 202300172038
Current Mortgagee/Beneficiary: Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee for Residential Mortgage Aggregation Trust
Secures: The Promissory Note (the "Note") in the original principal amount of \$262,200.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Dallas
Property Description: (See Attached Exhibit "A")
Property Address: 2024 Bourbon Street, Dallas, TX 75226
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer:
Mortgage Servicer Address:

SUBSTITUTE TRUSTEE(S): Virgil Jordan, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha or any.

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is _____ I declare under penalty perjury that _____ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

2025 APR 15 AM 11:37
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

EXHIBIT "A"

Being a Part of Lot 17, Block 14/865, of Graves Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 181, Page 450, Map Records, Dallas County, Texas and being described as follows:

Beginning at a point in the Northeast line of Bourbon Street, 60.5 Feet Northwesterly along said line from the South corner of said Lot 17;

Thence Northeasterly parallel with the Northeast line of said Lot 104 feet and 9 inches to a point for corner;

Thence Southeasterly parallel with Bourbon Street, 18 feet to a point for corner in the Northwest line of Santa Fe Street, 112 feet to the South corner of Lot 17;

Thence Northwesterly along the Southwest line of said Lot 60.5 feet to the Place of Beginning.

FILED

2025 APR 14 AM 11:57

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MG DEPUTY

Dated: July 8, 2021

Grantor: Otoniel Mier Paz, a married man

Trustee: Lisa K. Piscitelli

Lender: Embell Properties, LLC

Current Holder: Embell Properties, LLC

Recorded in: Deed of Trust, Dallas County, Texas as instrument number 202100205420.

Legal Description: Lot 88-B, in Block 6348, of Jack Keller's Subdivision of the West 100 feet of Tract 88, Block 6348, of Pleasant Grove Estates Addition to the City of Dallas, Texas according to the Map of said subdivision recorded in Volume 24, Page 79, Map records of Dallas County, Texas.

Secures: Secured Promissory Note ("Note") in the original principal amount of \$168,345.00, executed by Otoniel Mier Paz, a married man, ("Borrower") and payable to the order of Lender, now held by Embell Properties, LLC.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Michael P. Gomez, Alex Londoff, or any of them acting alone.

Substitute Trustee's Addresses: David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Michael P. Gomez
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053

Alex Londoff

c/o 1244 Southridge Court
Suite 102
Hurst, TX 76053

Foreclosure Sale:

Date: May 6, 2025

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 PM and not later than three hours thereafter.**

Place: Dallas County Courthouse, in Dallas County, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS COURT

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

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

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

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

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

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

Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

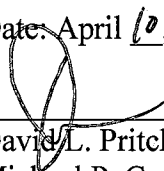
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **“AS IS,” without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and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

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

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.

Date: April 10th, 2025



David L. Pritchard
Michael P. Gomez
Attorney for Mortgagee
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053
Telephone (817) 285-8017
Telecopier (817) 285-0224

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 15th day of February, 2024, Calvin Demon King, executed a Deed of Trust conveying to L. G, Neary, Trustee, the Real Estate hereinafter described, to secure a Vendor Lien Note in the payment of a debt therein described, said Deed of Trust being Recorded as instrument Number 202500017049, in the Deed of Trust Records of Dallas County, Texas, and,

WHEREAS, Default has occurred in the payment of said indebtedness, default in delinquent property taxes, and default for not providing insurance.

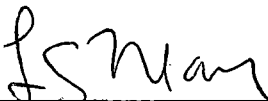
And the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness:

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6th day of May, 2025 between 10 o'clock A.M. and 4 o'clock P.M., I will sell said Real Estate at the door of the County Court House in Dallas County, Texas, in the area designated by the Dallas County Commissioners Court for foreclosure sales to occur at the George Allen Courts Building, 600 Commerce Street, Dallas, Texas, and more specifically being the north side of the building below the overhang facing Commerce Street. The property will there be sold to the highest bidder for cash. The earliest time that the sale will occur is 10:00 am

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

A Deed of Trust of even date herewith, executed by the Maker hereof to M. A. Graham, Trustee, upon the following described real property, to-wit:
Being part of Block 1731 in the City of Dallas, Dallas County, Texas, and being more particularly described by metes and bounds as follows:
Beginning at a point in the Southwest line of Crozier St. that is 167 ft. from the intersection of said line of Crozier St with the Northwest line of Hickman St.
Thence Southwest parallel with the Northwest line of Hickman St., a distance of 95.21 ft. to point for corner;
Thence Northwest parallel with the Southwest line of Crozier St. a distance of 42 ft. to point for corner;
Thence Northeast parallel with Northwest line of Hickman St. a distance of 95.12 ft. to point for corner in the Southwest line of Crozier St.;
Thence Southeast along the Southwest line of Crozier St. a distance of 42 ft. to the place of Beginning.
Also known as 3817 Crozier St.

WITNESS MY HAND THIS the 10th day of April, 2025



L.G. Neary, Substitute Trustee
4831 Gretna St.
Dallas, Texas 75207
214.969.7365

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
2025 APR 14 AM 11:38

FILED

**Notice of Foreclosure Sale
(Including Appointment of Substitute Trustee)**

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

April 11, 2025

Deed of Trust ("Deed of Trust"):

Dated: June 16, 2023

Grantor: Kendallwood Drive, LLC

Trustee: Marcus Channing Morris

Lender: First Financial Bank

Recorded in: Official Records of Dallas County, Texas as Instrument Number 202300121949

Secures: Promissory Note ("Note") in the original principal amount of \$104,000.00, executed by Grantor and payable to the order of Lender: and all other indebtedness of Grantor to Lender.

Guaranty: The Note is guaranteed by Unconditional Guarantees executed by All Care Hospice, LLC, Daniel Blackburn, DCB Irrevocable Trust dated November 12, 2013 and Silver Leaf Assisted Living, LLC in favor of Lender.

Substitute Trustee: Mark S. Zachary

Substitute Trustee's Address: 400 Pine Street, Suite 800, Abilene, Texas 79601

FILED
2025 APR 14 AM 11:01
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Property (the "Property"): The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the following described real property and all rights and appurtenances thereto: **Lot Two (2), Block C/7726, NORTHVIEW ADDITION, SECOND SECTION, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 45, Page 119 of the Map and/or Plat Records of Dallas County, Texas**

Foreclosure Sale:

- Date: May 6, 2025
- Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**
- Place: The North Side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas, Dallas County, Texas; or in such other area as designated by the Commissioner's Court of Dallas County, Texas pursuant to Section 51.002 of the Texas Property Code. The George Allen Courts Building is located at 600 Commerce Street, Dallas, Dallas County, Texas.
- Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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

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

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

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

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.

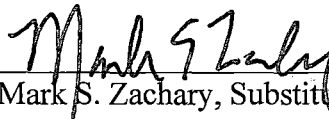
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE SERVICER.

April 11, 2025.

First Financial Bank

By:  _____

Luke Longhofer,
EVP, Chief Credit Officer

 _____
Mark S. Zachary, Substitute Trustee

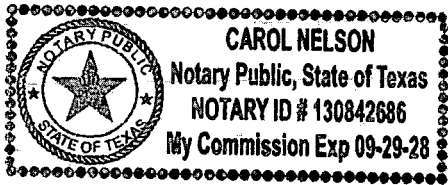
STATE OF TEXAS

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COUNTY OF TAYLOR

BEFORE ME, the undersigned authority, on this day personally appeared **Luke Longhofer**, EVP, Chief Credit Officer of **First Financial Bank**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 11th day of April, 2025.



Carol Nelson

NOTARY PUBLIC, STATE OF TEXAS

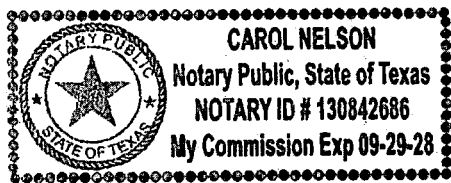
STATE OF TEXAS

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COUNTY OF TAYLOR

BEFORE ME, the undersigned authority, on this day personally appeared **Mark S. Zachary**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 11th day of April, 2025.



Carol Nelson

NOTARY PUBLIC, STATE OF TEXAS

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on April 1, 2016, DINA HERNANDEZ and JESUS ORTIZ OSEGUERA, executed a Deed of Trust conveying to HOLT IRBY, Trustee, the Real Estate hereinafter described, to secure JEM ENTERPRISES, INC. in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201600087451, of the Deed of Trust Records of Dallas County, Texas; and

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

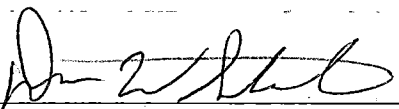
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 6th day of MAY, 2025, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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

LOT 4, BLOCK 43/4095, OF LIBERTY HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 92, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 3911 DEKALB AVE., DALLAS, TEXAS.

WITNESS MY HAND, this 11 day of April, 2025.


DARRIN W. STANTON, Substitute Trustee

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS
2025 APR 11 PM 3:07

FILED

FILED

2025 APR 11 PM 12:38

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF DALLAS §

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

DATE OF SALE: Tuesday, the 6th day of May, 2025.

TIME OF SALE: Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale will commence is 10:00 a.m., and the sale will commence no later than 12:59 p.m.

PLACE OF SALE: George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, at the area at the George Allen Courts Building designated by the Commissioner's Court, Dallas County, Texas, where the foreclosures are to take place, such area is on the North Side of the Building facing 600 Commerce Street below the overhang.

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

NAME OF DOCUMENT: Declaration and Master Deed Westchase, recorded under Document No. Volume 80221 Page 845 in the Official Public Records of Dallas County, Texas, (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

INDEBTEDNESS SECURED: Pursuant to the *Declaration and Master Deed Westchase*, recorded under Document No. Volume 80221 Page 845 in the Official Public Records of Dallas County, Texas, (the "Declaration"), Westchase Association (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of Westchase Association (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

APPOINTMENT OF TRUSTEE:

NAME OF DOCUMENT: Appointment of Trustee

DATE: April 4, 2025.

NAME OF TRUSTEE: Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brillian, and/or Cal Dunagan, and/or Yvette Medina, and/or Grant Neidenfeuhr, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

The Property is a condominium unit in Westchase Association (the "Project") and is subject to the Declaration and Master Deed Westchase, (the "Declaration").

Ikeokwu Austin Nduh ("Debtor") is the owner of the Property pursuant to an Texas General Warranty Deed With Vendor's Lien recorded at Document No. 201600028259, Official Public Records, Dallas County, Texas;

The Declaration establishes Westchase Association (the "Association"), an association as that term is used in the Texas Uniform Condominium Act, to manage and administer the affairs of the Project and authorizes the Association to impose maintenance assessments upon all owners of the condominium units in the Project to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of the Project (the "Assessments");

The Declaration and/or the Texas Uniform Condominium Act creates an express contractual lien on each condominium unit in the Project to secure the payment of any due but unpaid Assessments owed by any unit owner (the "Lien") and authorizes the Association to enforce such Lien through nonjudicial foreclosure;

The Declaration and/or the Texas Uniform Condominium Act provides that by accepting a deed to his or her condominium unit, such owner shall be deemed to have expressly granted to the Association a power of sale upon his or her unit to secure payment of the Assessments thereafter imposed upon such owner and without other formality than executing an instrument in writing, the Association shall have the right to appoint a successor or trustee to exercise the power of sale;

Debtor has failed to pay the Assessments imposed by the Association;

The Association has requested that Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brillian, and/or Cal Dunagan, and/or Yvette Medina, and/or Grant Neidenfeuhr, act as trustee pursuant to the Appointment of Trustee, sell the Property, and apply the proceeds of such sale in accordance with the provisions of the Declaration. Pursuant to section 51.009 of the Texas Property Code, the sale of the Property will be AS IS condition, without any express or implied warranties, and subject to any prior encumbrances to title filed of record and/or expressly set forth in the Declaration.

Therefore, at the date, time, and place set forth above, the undersigned, as Trustee, will conduct the sale of the Property as a public auction to the highest bidder for cash pursuant to the terms of the Declaration, subject to all prior encumbrances (including but not limited to prior liens), easements, restrictive covenants, liens, rights of parties in possession, mineral interests and leases,

and other matters affecting title to the Property that would be shown by a review of the Official Public Records of Dallas County, Texas, or by an on-the-ground inspection of the Property.

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

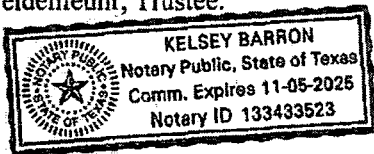
Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish to obtain more information regarding your rights as a debtor, please visit: <https://www.consumerfinance.gov/>. Additionally, should you dispute all or any part of the sums set forth above please email debtverification@caglepugh.com.

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 3rd day of April, 2025.

Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brillian, and/or Cal Dunagan, and/or Yvette Medina, and/or Grant Neidenfeuhr, any to act as trustee

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 3rd day of April, 2025, by Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brillian, and/or Cal Dunagan, and/or Yvette Medina, and/or Grant Neidenfeuhr, Trustee.



Notary Public Signature

NAME AND ADDRESS OF TRUSTEE:

Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Jason Bailey, and/or John Brillian, and/or Cal Dunagan, and/or Yvette Medina, and/or Grant Neidenfeuhr, any to act as trustee

CAGLE PUGH
4301 Westbank Drive, Building A, Suite 150,
Austin, Texas 78746

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 12921 ABRAMS ROAD #604F, DALLAS, TEXAS 75243.

BEING UNIT NO. 604, IN BUILDING F, AND ITS APPURTENANT UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS OF WESTCHASE CONDOMINIUMS, A CONDOMINIUM REGIME SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION AND MASTER DEED, RECORDED IN VOLUME 80221, PAGE 845, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS, AND AMENDMENT RECORDED IN VOLUME 91016, PAGE 3203, DEED RECORDS, DALLAS COUNTY, TEXAS.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 24th day of October, 2024, a Notice of Lien was filed in the Official Public Records of Dallas County, Texas, at Document 202400215162, covering the real property herein described, concerning default in payment of the indebtedness owing by **WILLIAM CHU**, the present owner of said real property, to the Council of Apartment Owners for Preston Road Condominiums (the "Association"); and

WHEREAS, the said **WILLIAM CHU** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of May, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 11th day of April, 2025.

**COUNCIL OF APARTMENT OWNERS FOR
PRESTON ROAD CONDOMINIUMS**

By: _____

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road
Suite 615
Dallas, Texas 75244

This notice was posted by me on the 11th day of April, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

BY _____ DEPUTY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
2025 APR 11 PM 3:19
FILED

SIGNATURE

Print Name

EXHIBIT "A"

BEING A PART OF PRESTON ROAD CONDOMINIUM, a Condominium Apartment Project in the City of Dallas, Dallas County, Texas, according to that certain Declaration of Condominium Regime, dated January 17, 1980, establishing a Condominium Regime therefor and exhibits attached to such Declaration of Condominium Regime as a part thereof, filed for record in the Office of the County Clerk of Dallas County, Texas, on the 24th day of January, 1980, and recorded in Volume 80018, Page 1032, of the Condominium Records of Dallas County, Texas; references to all of which is hereby made for all purposes. PRESTON ROAD CONDOMINIUM is situated on that certain tract of land being more particularly described by metes and bounds in the Declaration of Condominium Regime. The said apartment unit limited common elements and undivided percentage interest in the general common elements constituting the apartment are more particularly described as follows, to wit:

- (1) Apartment Unit 1027, Building F, and the space encompassed by the boundaries thereof according to the Declaration of Condominium Regime.
- (2) The other limited common elements appurtenant to said apartment unit as set forth in the Declaration of Condominium Regime, expressly including assigned parking spaces.
- (3) An undivided 658/83,484 fractional undivided ownership interest in the general common elements of PRESTON ROAD CONDOMINIUM Project as set forth in the Declaration of Condominium Regime; and having the street address of 5701 Harvest Hill Road, #1027, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 24th day of June, 2024, a Notice of Lien was filed of record at Document No. 202400125550, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing **EUGENE KAVANAGH, ELIZABETH KAVANAGH and ANNE KAVANAGH**, the present owners of said real property, to Woodhaven Condominiums Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said **EUGENE KAVANAGH, ELIZABETH KAVANAGH and ANNE KAVANAGH** have continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of May, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 11th day of April, 2025.

**WOODHAVEN CONDOMINIUMS
HOMEOWNERS ASSOCIATION, INC.**

By: 

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 11th day of April, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Printed Name

BY _____
DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2025 APR 11 PM 3:19

FILED

EXHIBIT "A"

Unit No. 1507, Building 15, of WOODHAVEN CONDOMINIUMS, a Condominium in the City of Dallas, Dallas County, Texas together with an undivided interest in the common elements according to the Declaration recorded in Volume 82164, Page 2430, Real Property Records of Dallas County, Texas. Together with Amendment recorded in Volume 83058, Page 2312, Real Property Records, Dallas County, Texas.; and having the street address of 5981 Arapaho Road, #1507, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 10th day of June, 2024, a Notice of Lien was filed at Document 202400115659, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **DONATELLO INVESTMENT, LLC**, the present owner of said real property, to Park Lane Place Homeowners' Association (the "Association"); and

WHEREAS, the said **DONATELLO INVESTMENT, LLC**, has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.


NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of May, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 11th day of April, 2025.

**PARK LANE PLACE HOMEOWNERS'
ASSOCIATION**

By: 

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road
Suite 615
Dallas, Texas 75244

This notice was posted by me on the 11th day of April, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

BY _____
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
2025 APR 11 PM 3:19

FILED

EXHIBIT "A"

Unit 127 in building D, pf Park Lane place Townhome condominium, a condominium regime in the city of Dallas, Texas, according to the Declaration recorded in Volume 73118, page 9, condominium Records, Dallas County, Texas, together with an undivided interest in the General Common Elements as described in said Declaration, and together with exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration, and having the street address of 8560 Park Lane, #127, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DALLAS §

WHEREAS, on the 27th day of January, 2025, a Notice of Lien was filed of record at Document No. 202500015591, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing **MANUEL VELASQUEZ MONROY**, the present owner of said real property, to Woodhaven Condominiums Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said **MANUEL VELASQUEZ MONROY** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

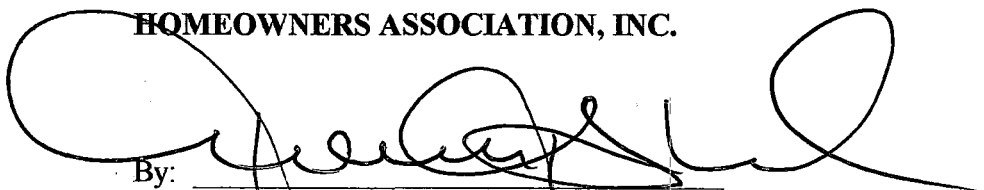
NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of May, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 11th day of April, 2025

**WOODHAVEN CONDOMINIUMS
HOMEOWNERS ASSOCIATION, INC.**

By: 

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 11th day of April, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Printed Name

2025 APR 11 PM 3:19
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____
DEPUTY

FILED

EXHIBIT "A"

UNIT NO. 510, IN BUILDING 5, TOGETHER WITH AN UNDIVIDED INTEREST IN THE APPURTENANT COMMON ELEMENTS OF WOODHAVEN CONDOMINIUMS, A CONDOMINIUM REGIME SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION, RECORDED IN VOLUME 82164, PAGE 2430, AND AMENDED IN VOLUME 83058, PAGE 2312, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS., and having the street address of 5981 Arapaho Road, #510, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 27th day of January, 2025, a Notice of Lien was filed of record at Document No. 202500015601, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing SARA LEVY, the present owner of said real property, to Woodhaven Condominiums Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said SARA LEVY has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

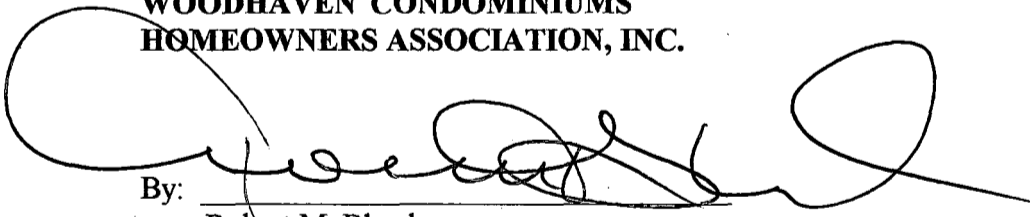
NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of May, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 11th day of April, 2025

**WOODHAVEN CONDOMINIUMS
HOMEOWNERS ASSOCIATION, INC.**



By: _____
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 11th day of April, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Printed Name

BY _____ DEPUTY
JOHN E WARREN
COUNTY CLERK
DALLAS COUNTY

2025 APR 11 PM 3:19

FILED

EXHIBIT "A"

BEING UNIT NO. 1501, in BUILDING 15, and its appurtenant undivided interest in and to the general and limited common elements of WOODHAVEN CONDOMINIUMS, a Condominium Regime situated in the City of DALLAS, DALLAS County, Texas, according to the Declaration, recorded in Volume 82164, Page 2430, and amended in Volume 83058, Page 2312, Condominium Records, DALLAS County, Texas.; and having the street address of 5981 Arapaho Road, #1501, Dallas, Texas

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 17th day of October, 2024, a Notice of Lien was filed in the Official Public Records of Dallas County, Texas, at Document 202400209902, covering the real property herein described, concerning default in payment of the indebtedness owing by **KEVIN KIDAKAM**, the present owner of said real property, to the Council of Apartment Owners for Preston Road Condominiums (the "Association"); and

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

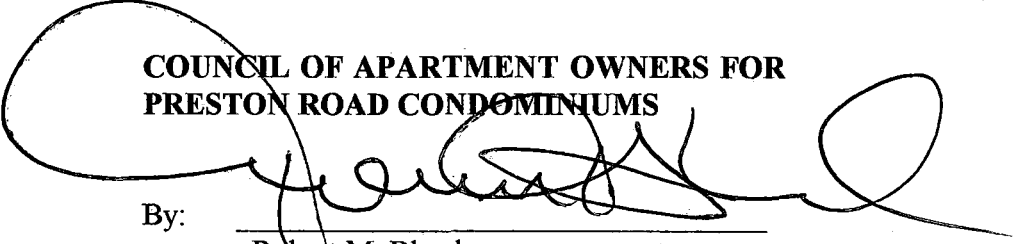
NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of May, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 11th day of April, 2025.

**COUNCIL OF APARTMENT OWNERS FOR
PRESTON ROAD CONDOMINIUMS**



By:

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road
Suite 615
Dallas, Texas 75244

This notice was posted by me on the 11th day of April, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN
2025 APR 11 PM 3:20

FILED

EXHIBIT "A"

Unit No. 2020 in Building F and its appurtenant undivided interest in and to the general and limited common elements of PRESTON ROAD CONDOMINIUM, a condominium regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration, recorded in/under Volume 80018, Page 1032 of the Real Property Records of Dallas County, Texas.; and having the street address of 5625 Harvest Hill Road, #2020, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 22nd day of January, 2025, a Notice of Lien was filed of record at Document No. 202500012424, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **JEFFREY NEWTON**, the present owner of said real property, to Parkside Cedar Springs Condominium Association (the "Association"); and

WHEREAS, the said **JEFFREY NEWTON** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

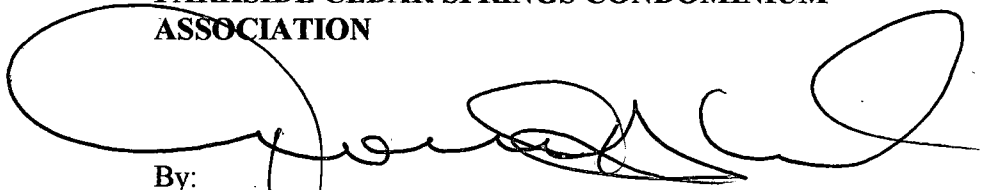
NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of May, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 11th day of April, 2025.

**PARKSIDE CEDAR SPRINGS CONDOMINIUM
ASSOCIATION**



By:

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road
Suite 615
Dallas, Texas 75244

This notice was posted by me on the 11th day April, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

BY _____
DEPUTY
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

2025 APR 11 PM 3:20

FILED

EXHIBIT "A"

Being Unit No. 5N, in Building 5, and its appurtenant undivided interest in and to the general and limited common elements of Parkside Cedar Springs Condominiums, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration, recorded in Instrument No. 20070075580, Condominium Records, Dallas County, Texas; and having the street address of 4777 Cedar Springs Road, #5N, Dallas, Texas.