

Notice of Substitute Trustee Sale

R1061
T.S. #: 25-13750

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, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **5/6/2025**
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**
Place: **Dallas County Courthouse in DALLAS, Texas, at the following location: the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

LOT 3, BLOCK M OF STILLWATER CANYON, PHASE 1A, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003191, PAGE 00110, MAP RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH CERTIFICATE OF CORRECTION FILED APRIL 23, 2004, RECORDED IN VOLUME 2004079, PAGE 328, DEED RECORDS, DALLAS COUNTY, TEXAS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 1/12/2005 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 3214884, recorded on 1/21/2005, in Book 2005014, Page 03951, of the Real Property Records of Dallas County, Texas.
Property Address: 1708 LITTLE RIVER COURT DESOTO, Texas 75115

Trustor(s):	ONICHAMAKA OJIRIKA	Original Beneficiary:	FIRST FRANKLIN, A DIVISION OF NAT. CITY BANK OF IN
Current Beneficiary:	Deutsche Bank National Trust Company, as Trustee for FFMLT 2007-FFB-SS, Mortgage Pass-Through Certificates, Series 2007-FFB-SS	Loan Servicer:	NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
Current Substituted Trustees:	Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoko, Prestige Default Services, LLC		

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.

DEPUTY
BY
DALLAS COUNTY
FILED
2025 APR 15 PM 12:48

FILED

T.S. #: 25-13750

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by ONICHAMAKA OJIRIKA , AN UNMARRIED WOMAN AND ARTHUR OJIRIKA, AN UNMARRIED MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$47,900.00, executed by ONICHAMAKA OJIRIKA , AN UNMARRIED WOMAN AND ARTHUR OJIRIKA, AN UNMARRIED MAN, and payable to the order of FIRST FRANKLIN, A DIVISION OF NAT. CITY BANK OF IN; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ONICHAMAKA OJIRIKA , AN UNMARRIED WOMAN AND ARTHUR OJIRIKA, AN UNMARRIED MAN to ONICHAMAKA OJIRIKA . Deutsche Bank National Trust Company, as Trustee for FFMLT 2007-FFB-SS, Mortgage Pass-Through Certificates, Series 2007-FFB-SS is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Deutsche Bank National Trust Company, as Trustee for FFMLT 2007-FFB-SS, Mortgage Pass-Through Certificates, Series 2007-FFB-SS
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743
800-365-7107

T.S. #: 25-13750

Dated: 4/15/25

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Rick Snoke, Prestige Default Services, LLC



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

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: July 14, 2023

Grantor: M. EVERETT ENDEAVORS, 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. 202300141803, Official Public Records, Dallas County, Texas

Property:

TRACT 1:

Lots 1 and 2, Block A, TERRACE DRIVE ADDITION, an addition to the City of Desoto, Dallas County, Texas, a subdivision in Dallas, Texas, according to the map or plat thereof, recorded in Volume 99098, Page 32, Plat Records, Dallas County, Texas.

TRACT 2:

Lot 3, Block A, TERRACE DRIVE ADDITION, an addition to the City of Desoto, Dallas County, Texas, a subdivision in Dallas, Texas, according to the map or plat thereof, recorded in Volume 99098, Page 32, Plat Records, Dallas County, Texas.

NOTE:

Date: July 14, 2023

Amount: \$600,000.00



FILED
2025 APR 15 AM 11:39
JAN PHARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

Debtor: M. EVERETT ENDEAVORS, 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:

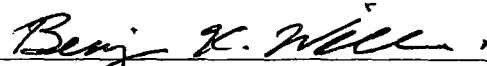
On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

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 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

DATE: April 10, 2025

NOTE INFORMATION:

Date: June 29, 2021
Maker: Boston Enterprises Investment Group, LLC
Payee: Bank of DeSoto, N.A.
Original Principal Amount: \$188,000.00

DEED OF TRUST INFORMATION:

Date: June 29, 2021
Grantor: Boston Enterprises Investment Group, LLC
Trustee: James P. Monkres, Jr.
Mortgagee: Bank of DeSoto, N.A.
Mortgagee Address: 2011 N Hampton Rd, DeSoto, TX 75115
Recording Information: Instrument No. 202100196223, Real Property Records of Dallas County, Texas

FILED
2025 APR 14 PM 12:01
JOHN C. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

LENDER: Bank of DeSoto, N.A.

BORROWER: Boston Enterprises Investment Group, LLC

PROPERTY ADDRESS: 105 Barrows Lane, DeSoto, Dallas County, TX 75115

PROPERTY LEGAL DESCRIPTION: Being Lot 2 of LEOL BARROWS SUBDIVISION ADDITION, an Addition to the City of DeSoto, Dallas County, Texas, according to the Map thereof recorded in Volume 68082, Page 1860, of the Plat Records of Dallas County, Texas.

SUBSTITUTE TRUSTEE(S): Vicki McCarthy, Ashley McCarthy, David Lee

SUBSTITUTE TRUSTEE ADDRESS: c/o Law Office of Vicki K. McCarthy, 114 South 5th Street, Midlothian, TX 76065

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

May 6, 2025, the first Tuesday of the month, to commence at 1:00 p.m. or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The area outside on the North Side of the George Allen Courts Building facing 600 Commerce Street, Dallas, TX 75202 below the overhang or as designated by the County Commissioners pursuant to Section 51.022 of the Texas Property Code.

NOTICES

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 THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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

RECITALS

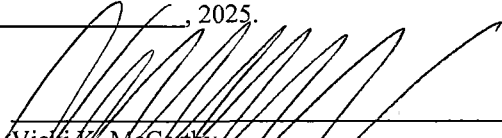
In accordance with Section 51.0076 of the Texas Property Code, the undersigned as attorney for the mortgagee does hereby remove the original Trustee and all successor Substitute Trustees and appoints in their stead Vicki McCarthy, Ashley McCarthy, and David Lee as Substitute Trustee, who shall hereafter 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 Mortgagee therein.

Default has occurred in the payment of the Note and in the performance of the obligation under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and Deed of Trust lien under Section 51.002 of the Texas Property Code, has requested that Substitute Trustee sell the Property according to the term 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent 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 the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender 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** at the purchaser's own risk pursuant to Sections 51.002 and 51.009 of the Texas Property Code.

EXECUTED this 10th day of April, 2025.



Vicki K. McCarthy
as Substitute Trustee/Attorney/Authorized Agent of Bank of
DeSoto, N.A.
Law Office of Vicki K. McCarthy
114 South 5th Street
Midlothian, TX 76065

CERTIFICATE OF POSTING

My name is _____, and my address is c/o Law Office of Vicki K. McCarthy, 114 South 5th Street, Midlothian, TX 76065. I declare under penalty of perjury that on _____ I filed this Notice of Substitute Trustee's Sale & Appointment of Substitute Trustees at the office of the _____ County Clerk and cause it to be posted at the location directed by the County Commissioners Court.

Declarants Name: _____

Date: _____