

**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 George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

**Date of Deed of Trust:** May 31, 2023

**Maker:** Gerardo Gonzalez and wife, Ma Isabel Moreno Rubio

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

**Original amount of Secured Indebtedness:** \$238,500.00

**Original Beneficiary named in Deed of Trust:** Bennett Okwedi Oputa and wife, Mae Lever Oputa

**Property described in Deed of Trust:**

Being Lot 8A, in lock 1, of Replat of Lots 1 thru 24, Block 1 and Lots 2 thru 16 and 32 thru 47, Block 2, First Section The Cluster 1, an addition to the City of Grand Prairie, Texas, according to the plat thereof recorded in Volume 76061, Page 1, of the Map Records, of Dallas County, Texas. More commonly known as 1209 Birchbrook Street, Grand Prairie, Texas 75052,

Said Deed of Trust is recorded under Document No. 2023-202300112440 in the Deed of Trust Records of Dallas County, Texas.

BY \_\_\_\_\_  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

2025 APR 14 PM 2:30

FILED



**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**

**DATE:** April 14, 2025

**NOTE:** Real Estate Lien Note described as follows:

Date: January 19, 2024  
Maker: Elliott Real Estate Holdings, LLC,  
A Texas Limited Liability Company  
Payee: USAM I Fund, LLC,  
A Texas Limited Liability Company  
Original  
Principal  
Amount: \$228,800.00

**DEED OF TRUST:** Deed of Trust described as follows:

Date: January 19, 2024  
Grantor: Elliott Real Estate Holdings, LLC,  
A Texas Limited Liability Company  
Trustee: Steven S. Newsom, Trustee  
Beneficiary: USAM I Fund, LLC  
A Texas Limited Liability Company

Recorded: Document Number **202400013283**, in the Official Public Records of **Dallas County, Texas.**

**LENDER:** USAM I Fund, LLC,  
A Texas Limited Liability Company

2025 APR 14 PM 12:34  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

FILED

**BORROWER:** Elliott Real Estate Holdings, LLC,  
A Texas Limited Liability Company

**PROPERTY:** The real property described as follows:

*See Exhibit "A"*

**TRUSTEE:** John M. Taylor or Cody R. Coughlin,  
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S  
MAILING**

**ADDRESS:** 5926 Balcones Drive, Suite 100, Austin, Texas 78731

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

**May 6, 2025**, the first Tuesday of the month, to commence at **10:00 AM**, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DISGNATED BY THE COUNTY COMMISSIONER'S COURT IN DALLAS COUNTY, TEXAS.**

**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 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.**

**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, Lender, the owner and holder of the Note and the 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 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 Texas Business and Commerce Code section 9.604(a).

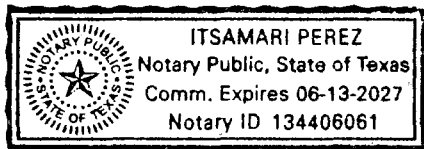
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable 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.**


EXECUTED as of **April 14, 2025.**

  
Cody R. Coughlin, Trustee  
Taylor & Coughlin, PLLC

STATE OF TEXAS           §  
COUNTY OF TRAVIS   §

The foregoing instrument was acknowledged before me on the 14<sup>th</sup> day of **April 2025**, by **Cody R. Coughlin** the **Trustee** for the purpose therein stated.



  
Notary Public, State of Texas

**After recording, please return original to:**

Taylor & Coughlin, PLLC  
5926 Balcones Drive, Suite 100  
Austin, Texas 78731

**EXHIBIT "A"**  
Legal Description

BEING a part of Lot 5, Block "L", Grand Prairie Prize Acres, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Map thereof recorded in Volume 15, Page 277, Map Records, Dallas County, Texas (M.R.D.C.T.), being a portion of a tract of land described in deed to Fred E. Curtis and wife, Jo Nell Curtis, recorded in Volume 68114, Page 1229, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 3/8 inch iron rod found for corner in the North line of Nunez Drive, at the Southeast corner of a tract of land described in deed to Christopher M. Hinojosa, a single man, recorded under Instrument No. 201900051966 (D.R.D.C.T.), being the Southwest corner of herein described tract of land;

THENCE North 00 deg. 22 min. 11 sec. West, a distance of 152.50 feet to a 1/2 inch yellow-capped iron rod set for corner in the South line of 15 foot alley right-of-way, at the Northeast corner of said Hinojosa tract;

THENCE North 89 deg. 29 min. 15 sec. East, a distance of 156.90 feet to a magnail set for corner at the intersecting South line of said 15 foot alley right-of-way and the West radial line of Monteleon Street, being the beginning of a curve to the left having a central angle of 19 deg. 16 min. 59 sec., a radius of 418.09 feet, and a chord bearing and distance of South 19 deg. 38 min. 26 sec. West, 140.05 feet;

THENCE Southwesterly along said curve to the left an arc distance of 140.71 feet to a point for corner, being the beginning of a curve to the right having a central angle of 82 deg. 48 min. 56 sec., a radius of 25.00 feet, and a chord bearing and distance of South 50 deg. 00 min. 20 sec. West, 33.07 feet, from which a 1/2 inch iron rod found for reference bears South 09 deg. 57 min. 03 sec. West, a distance of 0.70 feet;

THENCE Southwesterly along said curve to the right an arc distance of 36.14 feet to a 5/8 inch iron rod found for corner;

THENCE South 89 deg. 29 min. 15 sec. West, a distance of 83.51 feet to the PLACE OF BEGINNING and containing 19.092 square feet or 0.44 of an acre of land.