

TS No.: 2025-00444-TX
25-000275-673

FILED

2025 MAR 20 AM 9:08

Notice of [Substitute] Trustee Sale

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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: 05/06/2025

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

Place: Dallas County, Texas at the following location: **NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 2625 PEACH TREE LANE, IRVING, TX 75062

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/31/2006 and recorded 11/01/2006 in Document 200600404955, real property records of Dallas County, Texas, with **MARCIA L. MONROY, AN UNMARRIED PERSON** grantor(s) and **FIELDSTONE MORTGAGE COMPANY** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **MARCIA L. MONROY, AN UNMARRIED PERSON**, securing the payment of the indebtedness in the original principal amount of **\$88,000.00**, 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, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2007-1** is the current mortgagee of the note and deed of trust or contract lien.

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6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

BEING LOT 21, IN BLOCK 10, OF COUNTRY CLUB ESTATES ADDITION, THIRD INSTALLMENT, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52, PAGE 25, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation
PO BOX 24605
West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

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Notice of [Substitute] Trustee Sale

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

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: 03/18/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.auction.com or (800) 280-2832

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Donna Stockman ^{Certificate of Posting} whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3/20/25 I filed 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 Court.

FILED

RECORDING REQUESTED BY:

2025 MAR 20 AM 9:06

WHEN RECORDED MAIL TO:

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Michelle Schwartz, Guy Wiggs, David Stockman, Donna
Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky,
Angela Cooper, Jeff Benton
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

I 110585

TS No TX01000015-23-2

APN 32037500030100100

TO No 250119438-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on **April 26, 2023**, **CROSSWIND HOLDINGS LLC**, A WYOMING LIMITED LIABILITY COMPANY as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of **RECONVEYANCE PROFESSIONALS, INC.** as Trustee, **RAIN CITY CAPITAL, LLC** as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of **\$147,000.00**, payable to the order of **FMJM RWL VI TRUST 2021-1** as current Beneficiary, which Deed of Trust recorded on **April 28, 2023** as Document No. **202300083261** in **Dallas** County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **BEING THE WEST 1/2 OF LOT 10, BLOCK C, BRITAIN ROAD ESTATES, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 208, PLAT RECORDS, DALLAS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF IRVING INDEED RECORDED IN CLERK'S FILE NO. 20090243685, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.**

APN 32037500030100100

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **FMJM RWL VI TRUST 2021-1**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 6, 2025 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Dallas County, Texas, 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: **600 Commerce Street, Dallas TX 75202; 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 Court.**

TS No TX01000015-23-2

APN 32037500030100100

TO No 250119438-TX-RWI

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and **FMJM RWL VI TRUST 2021-1's** election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and **FMJM RWL VI TRUST 2021-1's** rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 20 day of March, 2025.



By: Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

FILED
2025 APR -3 PM 2:03
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY: MM DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE
AND PUBLIC DISPOSITION OF PERSONAL PROPERTY**

Dallas County

Promissory Note in the Original Principal Amount of: \$4,518,000.00

Deed of Trust Dated: June 14, 2021

Grantor: Womnk Investment, LLC, a Texas limited liability company

Mortgagee: PCB Bank, 3701 Wilshire Blvd., Suite 600, Los Angeles, CA 90010

Recording Information: Clerk's File No. 2021-202100188666 in the Official Public Records of Dallas County, Texas

Description of Real Property and Improvements: See Exhibit "A" attached hereto and incorporated herein by reference

Commercial Security Agreement Dated: June 14, 2021

Debtor: Womnk Investment, LLC, a Texas limited liability company

Secured Party: PCB Bank, 3701 Wilshire Blvd., Suite 600, Los Angeles, CA 90010

UCC-1 Filing Information: Filing No. 21-0025065536 in the Office of the Texas Secretary of State

Description of Personal Property: See Exhibit "B" attached hereto and incorporated herein by reference

~~Date of Sale: May 6, 2025 between the hours of 10:00 a.m. and 1:00 p.m.~~

Earliest Time Sale Will Begin: 10:00 a.m.

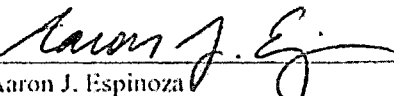
Place of Sale: The foreclosure sale will be conducted in the area designated by the Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted in Dallas County.

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon and/or Payton Hreha have been and are hereby appointed as (a) Substitute Trustees (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of the original Trustee, upon the contingency and in the manner authorized by said Deed of Trust and applicable law, and (b) agents of the Secured Party each empowered to act independently to sell the Personal Property at a public auction in the manner authorized by said Commercial Security Agreement and applicable law.

The Substitute Trustee(s) and agents will sell the Real Property and/or Personal Property described above (collectively, the "Property") by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

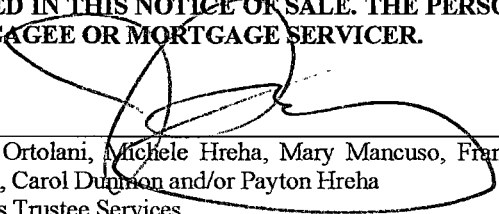
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) and agents may bind and obligate the Grantor and/or Debtor to warrant title to the Property under the terms of the instruments described above, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. Without limiting the generality of the foregoing, no warranty or representation exists as to the merchantability or fitness for use or a particular purpose of any personal property included in the Property.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES AND AGENTS IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AT LAW OF THE MORTGAGEE OR MORTGAGE SERVICER.



Aaron J. Espinoza

Attorney at Law
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana Street, Suite 2800
Houston, Texas 77002
Reference: 2025-000492



Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon and/or Payton Hreha
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, Texas 75254

EXHIBIT "A"
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE
AND PUBLIC DISPOSITION OF PERSONAL PROPERTY

Description of Real Property

Tract 1

Lot 2R, Block A, of QT 995 Addition revised, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201600250046, of the Map Records of Dallas County, Texas.

Tract 2

Easement Estate as created and defined in Reciprocal Easement Agreement executed by and between Quicktrip Corporation, an Oklahoma corporation and Frye Road 9 Acres, LLC, a Texas limited liability company, dated February 9, 2016, filed February 10, 2016, recorded in Instrument 201600355538, Deed Records, Dallas County, Texas.

(commonly known as 3390 Willow Creek Drive, Irving, Texas 75061)

EXHIBIT "B"
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE
AND PUBLIC DISPOSITION OF PERSONAL PROPERTY

Description of Personal Property

The following property of Debtor wherever located:

all Inventory, Chattel Paper, Accounts, Deposit Accounts, Equipment, Instruments and General Intangibles,

including all the following wherever located:

(A) all accessions, attachments, accessories, tools, parts, supplies, replacements of and additions to any of the foregoing;

(B) all products and produce of any of the foregoing;

(C) all accounts, general intangibles, instruments, rents, monies, payments, and all other rights, arising out of a sale, lease, consignment or other disposition of any of the foregoing;

(D) all proceeds (including insurance proceeds) from the sale, destruction, loss, or other disposition of any of the foregoing, and sums due from a third party who has damaged or destroyed the foregoing or from that party's insurer, whether due to judgment, settlement or other process; and

(E) all records and data relating to any of the foregoing, whether in the form of a writing, photograph, microfilm, microfiche, or electronic media, together with all of Debtor's right, title, and interest in and to all computer software required to utilize, create, maintain, and process any such records or data on electronic media.

Notice of [Substitute] Trustee 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: 05/06/2025

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Dallas County, Texas at the following location: **NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 306 STONELEDGE, IRVING, TX 75063

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/17/2006 and recorded 03/16/2006 in Document 200600098203, real property records of Dallas County, Texas, with **MARIO JACKSON, A SINGLE MAN** grantor(s) and **INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230. Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **MARIO JACKSON, A SINGLE MAN**, securing the payment of the indebtedness in the original principal amount of **\$121,600.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2006-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2006-B** is the current mortgagee of the note and deed of trust or contract lien.

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2025 MAR 27 AM 11:18

FILED

TS No.: 2024-01703-TX
25-000295-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT 31 in BLOCK 3 of PHASE TWO of THE VALLEY RANCH SECTOR 10, TRACT 10, FIRST INSTALLMENT, an addition to the City of Irving, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 84145, Page 6329, Map Records, Dallas County, Texas; together with Certificate of Correction filed April 1, 1985 and recorded in Volume 85064, Page 2184, Real Property Records, Dallas County, Texas.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation
PO BOX 24605
West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

TS No.: 2024-01703-TX
25-000295-673

Notice of [Substitute] Trustee Sale

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

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: 03/24/2025



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.mwzmlaw.com/tx-investors

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Donna Stockman ^{Certificate of Posting} whose address is 3/24/25 ^{AVT} Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3/27/25 I filed 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 Court.