



**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS           §

WHEREAS, on or about March 31, 2023, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Amarillys Barquin, the present owner of said real property, to Las Colinas Fairway Vista Owners Association, Inc. (the "Association"); and

WHEREAS, the said Amarillys Barquin has continued to default in the payment of her 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;

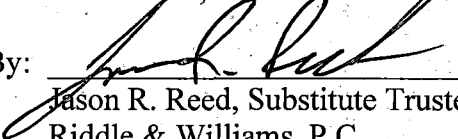
NOW, THEREFORE, notice is hereby given that on Tuesday, May 6, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, 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 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 24, Block A, of Fairway Vista at Las Colinas Phase 2, an addition to the City of Irving, Dallas County, Texas, according to the map thereof recorded in volume 2000224, page 1539, of the map records of Dallas County, Texas (4429 Lena Lane)

WITNESS my hand this 15th day of April, 2025

LAS COLINAS FAIRWAY VISTA OWNERS ASSOCIATION, INC.

By:   
Jason R. Reed, Substitute Trustee  
Riddle & Williams, P.C.  
3811 Turtle Creek Blvd, Suite 500  
Dallas, Texas 75219

2025 APR 15 PM 1:39  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY: MLG DEPUTY

FILED

The within notice was posted by me on the \_\_\_ day of \_\_\_\_\_, 2025, at the Dallas County Courthouse in Dallas, Texas.

CAUSE NO. DC-24-05510

IN RE: ORDER FOR FORECLOSURE  
CONCERNING

4429 Lena Lane  
Irving, TX 75038

UNDER TEX. R. CIV. PROC. 736

AND AMARILLYS BARQUIN

§  
§  
§  
§  
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§

IN THE DISTRICT COURT OF

DALLAS COUNTY, TEXAS

44<sup>th</sup> JUDICIAL DISTRICT

ORDER FOR FORECLOSURE

On April 10, 2024, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action was presented to the Court. Las Colinas Fairway Vista Owners Association, Inc. (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 4429 Lena Lane, Irving, Texas 75038, and further described as follows:

Lot 24, Block A, of Fairway Vista at Las Colinas Phase 2, an addition to the City of Irving, Dallas County, Texas, according to the map thereof recorded in volume 2000224, page 1539, of the map records of Dallas County, Texas (4429 Lena Lane) (hereinafter the "Property").

The Court finds that the Association's Application for Foreclosure complies with Rule 736.1 of the Tex. R. Civ. Proc. and was properly served in accordance with Rule 736.4 of the Tex. R. Civ. Proc. The Court further finds that Respondent(s) have not previously filed a response, and the return of service has been on file with the clerk of the Court for at least 10 days before the date of this Order. The Court finds that the name and last known address of each respondent is as follows:

Amarillys Barquin  
4429 Lena Lane  
Irving, Texas 75038

Amarillys Barquin

4411 Lena Lane  
Irving, Texas 75038

Amarillys Barquin  
6827 Briscoe MI  
San Antonio, Texas 78253

Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute prima facie evidence of the truth of the matters alleged. The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondent's acquisition of the Property, Respondent agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article 7 of the Declaration.
5. Article 7, Section 7.10 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article 7, Section 7.10.5 of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.

7. During the period of Respondent's ownership, Respondent has been assessed maintenance fees in a non-discriminatory manner based on Respondent's ownership of the Property.
8. Article 7, Section 7.10.5 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of April 4, 2024, Respondent is 21 months in default in his/her obligations to the Association for a total of Eleven Thousand and Fifty Dollars and Ninety-Seven Cents (\$11,050.97).
10. Respondent has been notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by notice letter dated December 9, 2022.
11. A Notice of Lien was filed on or about March 31, 2023 at 202300062166 in the office of the County Clerk of DALLAS, Texas, and Respondent was notified of same by letter dated March 31, 2023.
12. The Association afforded Respondent thirty (30) days to cure the default pursuant to the March 31, 2023 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

**THE COURT THEREFORE GRANTS** the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

**IT IS THEREFORE ORDERED** that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

**IT IS FURTHER ORDERED** that the Association shall send Respondent(s) a copy of this Order with the notice of foreclosure sale sent to Respondent(s); and

**IT IS FURTHER ORDERED** that the Association may communicate with Respondent(s) and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON

June 11, 2024

  
\_\_\_\_\_  
JUDGE PRESIDING

Mary Murphy  
Senior Justice (Retired)  
Fifth District Court of Appeals  
Sitting by Assignment

**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:** December 7, 2023

**Grantor:** ABUNDANT SEEDS INVESTMENTS, LLC,  
a Wisconsin 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. 202300248255, Official Public  
Records, Dallas County, Texas

**Property:**

Lots 16 and 17, Block C, GRAND BRANIFF PARK, an addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded under County Clerk's File No. 2021-85942, Map Records, Dallas County, Texas.

**NOTE:**

**Date:** December 7, 2023

**Amount:** \$1,280,000.00

**Debtor:** ABUNDANT SEEDS INVESTMENTS, LLC,  
a Wisconsin limited liability company

**Holder:** LOAN RANGER CAPITAL INVESTMENTS, LLC

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

2025 APR 15 AM 11:39

FILED



**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



424 FUENTE DRIVE  
IRVING, TX 75039

FILED

2025 APR 14 PM 1:45

0000010047256

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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.**

**1. Date, Time, and Place of Sale.**

Date: May 06, 2025

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

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

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 27, 2007 and recorded in Document CLERK'S FILE NO. 20070159300 real property records of DALLAS County, Texas, with NICHOLAS CANGIAMILLA, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by NICHOLAS CANGIAMILLA, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$275,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2023-NR1 MORTGAGE-BACKED NOTES, SERIES 2023-NR1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

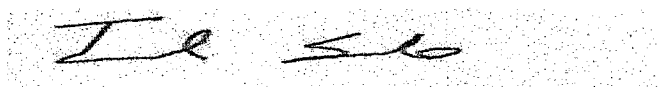
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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

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



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

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



Israel Saucedo

**Certificate of Posting**

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



Declarants Name: Donna Stockman

Date: 4/14/25

424 FUENTE DRIVE  
IRVING, TX 75039

0000010047256

0000010047256

DALLAS

**EXHIBIT "A"**

LOT 35, BLOCK B OF LA VILLITA TOWNHOMES, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2005091, PAGE 164, MAP RECORDS, DALLAS COUNTY, TEXAS.



EXHIBIT "A"

CAUSE NO. DC-24-17934

IN RE: ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT OF
CONCERNING	§	
	§	
2318 SOUTHLAKE DRIVE	§	
IRVING, TEXAS 75038	§	DALLAS COUNTY, TEXAS
	§	
UNDER TEX. R. CIV. PROC. 736	§	
	§	
AND MELINDA NEAL	§	101 <sup>st</sup> JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE AND FORECLOSURE SALE**

On this day, the 28 of July, 2025, came on to be considered the Application of Lakeside Landing Townhome Phase II Owners' Association, Inc., (the "Association") for Expedited Foreclosure Proceeding seeking an order against Melinda Neal, (the "Respondent"), pursuant to Rule 736 of the Texas Rules of Civil Procedure to foreclose the Association's assessment lien against Melinda Neal, which is more particularly described as follows:

BEING LOT 67, BLOCK B OF LAKESIDE LANDING TOWNHOMES, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 87187, PAGE 2542 OF DALLAS COUNTY, TEXAS, AND AMENDED PLAT RECORDED IN VOLUME 98008, PAGE 1792, AND SECOND AMENDED PLAT VOLUME 98080, PAGE 88, MAP RECORDS OF DALLAS COUNTY, TEXAS; and having the street address of 2318 Southlake Drive, Irving, Texas.

The Court finds that the Association's Application for Foreclosure complies with Rule 736.1 of the Tex. R. Civ. Proc. and was properly served in accordance with Rule 736.4 of the Tex. R. Civ. Proc. The Court further finds that Respondent has not previously filed a response, and the return of service has been on file with the clerk of the Court for at least 10 days before the date of this Order. The Court finds that the name and last known address of the Respondent is as follows:

Melinda Neal  
2318 Southlake Drive  
Irving, Texas 75038

Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute prima facie evidence of the truth of the matters alleged.

The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Dedication and Restrictive Covenants for The Lakeside Landing Townhome Phase II Owners' Association, Inc. to the City of Irving, Dallas County, Texas, filed of record on April 24, 1998, as Instrument No. 199800117684, in Volume 98080, Page 772, *et seq.*, in the Deed Records of Dallas County, Texas (hereinafter referred to as the "Declaration"). and, as such may be corrected and/or supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondent's acquisition of the Property, Respondent agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article V of the Declaration.
5. During the period of Respondent's ownership, Respondent has been assessed maintenance fees in a non-discriminatory manner based on Respondent's ownership of the Property.
6. As of September 6, 2024, Respondent is at least 14 months in default in her obligations to the Association for a total of Seven Thousand Nine Hundred Forty-Three and 15/100 Dollars (\$7,943.15).
7. Article V of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges to the Association. Article V of the Declaration provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
8. The foreclosure of such lien is subject to the provisions of Tex. R. Civ. Proc. 735.1(c) and Texas Property Code 209.0092.
9. Article V of the Declaration, and Texas Property Code 5.006, provide for the recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
10. The Association afforded Respondent thirty (30) days to cure the default pursuant to a letter dated January 29, 2024, and such opportunity to cure the default has expired.

11. Respondent was notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by a letter dated May 14, 2024.
12. A Notice of Lien was filed in the office of the County Clerk of Dallas County, Texas, at Document No. 202400134441, and Respondent was notified of such on July 3, 2024.
13. Prior to filing the Application, the Association performed all action required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.
14. Based on the affidavit of the Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*

**THE COURT THEREFORE GRANTS** the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

**IT IS THEREFORE ORDERED** that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Declaration and Section 51.002 of the Texas Property Code; and

**IT IS FURTHER ORDERED** that the Association shall send Respondent a copy of this Order with the notice of foreclosure sale sent to Respondent; and

**IT IS FURTHER ORDERED** that the Association may communicate with Respondent and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

This order is not subject to a motion for rehearing, new trial, bill of review, or appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED on this 28 day of February, 2025.

  
\_\_\_\_\_  
JUDGE PRESIDING

Approved:

/s/ Robert M. Blend  
Attorney for Petitioner

**EXHIBIT "B"**

BEING LOT 67, BLOCK B OF LAKESIDE LANDING TOWNHOMES, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 87187, PAGE 2542 OF DALLAS COUNTY, TEXAS, AND AMENDED PLAT RECORDED IN VOLUME 98008, PAGE 1792, AND SECOND AMENDED PLAT VOLUME 98080, PAGE 88, MAP RECORDS OF DALLAS COUNTY, TEXAS; and having the street address of 2318 Southlake Drive, Irving, Texas.