

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

T.S. No.: LO-34142-TX

DATE: April 2, 2025

NOTE: Promissory Note described as follows:

Date:	6/7/2024
Debtor(s):	Ownology Investment Group LLC
Original Creditor:	Hard Money Fast LLC, ISAOA/ATIMA
Original Principal Amount:	\$168,000.00
Current Holder:	Hard Money Fast LLC, ISAOA/ATIMA

FILED
2025 APR 15 PM 12:19
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

DEED OF TRUST: Deed of Trust described as follows:

Date:	6/7/2024
Grantor:	Ownology Investment Group LLC
Trustee:	Michael J. Schroeder, Esq.
Current Beneficiary:	Hard Money Fast LLC, ISAOA/ATIMA
Recorded:	6/27/2024, In Book/Reel/Liber: XX Page/Folio: XX as Instrument No.: 202400129489, In the County of Dallas, State of Texas

LENDER: Hard Money Fast LLC, ISAOA/ATIMA

BORROWER: Ownology Investment Group LLC

PROPERTY: The real property described as follows:

**LOT 11, BLOCK 4/6898 of HIDDEN VALLEY SECTION OF SINGING HILLS,
an addition in Dallas County, Texas, according to the map or plat thereof,
recorded in Volume 39, Page 231 of the Map Records of Dallas County Texas**

6825 Balalaika Road, Dallas, TX 75241

**SUBSTITUTE TRUSTEE: Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-
Middlebrook, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman,
Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper**

Substitute Trustee's Mailing Address: Law Offices of Jason C. Tatman, 9665 Chesapeake Drive, Suite 365, San Diego, California 92123

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

5/6/2025, the first Tuesday of the month, to commence between **10:00AM-1:00PM**

PLACE OF SUBSTITUTE TRUSTEE'S 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 Commissioner's Court.

RECITALS

Default has occurred in the payment of the Note and/or 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.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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, I, as 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.

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 Sale executed by:



Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Trustee

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 APR 15 PM 12:18

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

DATE: April 4, 2025

DEED OF TRUST:

Date: June 13, 2019

Grantor: DOUGLAS VINSON and CANDIA VINSON

Grantor's County: DALLAS

Beneficiary: BAY MOUNTAIN FUND I, LLC

Trustee: BRUCE WAYNE CORLEY

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JAMIE DWORSKY, JANET PINDER, BRANDY BACON, ANGELA COOPER, ANDREW MILLS-MIDDLEBROOK and JEFF BENTON

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205
Austin, Texas 78746

Recorded in: Document No. 201900156986, Real Property Records, Dallas County, Texas.

PROPERTY:

BEING THE FOLLOWING REAL PROPERTY OF FAULKNER POINT CONDOMINIUM, A CONDOMINIUM CREATED PURSUANT TO THE CONDOMINIUM DECLARATION AND MAP RECORDED IN VOLUME 80172, PAGE 3996, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS AND RE-FILED IN INSTRUMENT RECORDED IN IN VOLUME 80178, PAGE 2354, AS AFFECTED BY SUPPLEMENTAL DECLARATION OF ANNEXATION AND AMENDMENT FILED 12/10/1980, RECORDED IN VOLUME 80241, PAGE 673; SUPPLEMENTAL DECLARATION OF ANNEXATION AND MERGER FILED 04/14/1981, RECORDED IN VOLUME 81073, PAGE 1301; SUPPLEMENTAL

DECLARATION OF ANNEXATION AND MERGER 07/31/1981, RECORDED IN VOLUME 81149, PAGE 2074; AMENDMENT AND SUPPLEMENTAL DECLARATION FILED 04/16/1981, RECORDED IN VOLUME 81075, PAGE 2571; AMENDMENT TO SUPPLEMENTAL DECLARATION OF ANNEXATION AND MERGER FILED 10/27/1981, RECORDED IN VOLUME 81210, PAGE 2406, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, COVERING A BUILDING AND LAND LOCATED IN DALLAS COUNTY, TEXAS AND DESCRIBED IN SUCH DECLARATION, TOGETHER WITH AN UNDIVIDED INTEREST, APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED BELOW, IN AND TO THE COMMON ELEMENTS IN THE PERCENTAGE DESIGNATED FOR THE RESIDENTIAL UNIT ON EXHIBIT "C" ATTACHED TO THE DECLARATION. RESIDENTIAL UNIT: UNIT 204, BUILDING F.

NOTE SECURED BY DEED OF TRUST:

Date: June 13, 2019

Original Principal Amount: \$62,400.00

Holder: BAY MOUNTAIN FUND I, LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 6th day of May, 2025.

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Dallas County, Dallas, Texas, at area designated by County Commissioners for said sales.

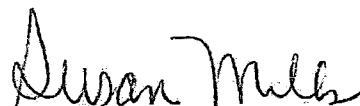
The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, ED HENDERSON,
MICHELLE SCHWARTZ, GUY WIGGS,
DAVID STOCKMAN, DONNA
STOCKMAN, JAMIE DWORSKY, JANET
PINDER, BRANDY BACON, ANGELA
COOPER, ANDREW MILLS-
MIDDLEBROOK and JEFF BENTON
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: April 14, 2025

Substitute Trustee: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, or Payton Hreha

Mortgagee: SMH TRUST

Mortgagee's Address: 16525 Preston Trail Drive

Note: Note dated March 31, 2021 in the amount of \$460,000.00

Deed of Trust:

Date: March 31, 2021

Grantor: 2247 Monitor Street Corp., A Texas Corporation

Mortgagee: SMH TRUST

Recording Information: Recorded in Document No. RP 202100095177

Property (including any improvements): Please see Exhibit A

County: Dallas

Date of Sale: (first Tuesday of month) May 6, 2025

Time of Sale: 10am-1pm

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET
OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

2025 APR 15 AM 11:38

FILED

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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, or Payton Hreha

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on May 6, 2025 between ten o'clock am and one o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Barbara Herrera, Loss Mitigation,
SecureNet Services, LLC, Mortgage
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED: _____

NAME

AS SUBSTITUTE TRUSTEE

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 13, 2025

NOTE: Real Estate Note described as follows:

Date: August 9, 2023
Maker: Wildcat Lending Fund One, LP
Payee: One in a Mill LLC
Original Principal Amount: \$308,000.00

DEED OF TRUST:

Date: August 9, 2023
Grantor: One in a Mill LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202300161963 in the real property records of Dallas County, Texas

FILED
2025 APR 15 AM 11:39
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

LENDER: Wildcat Lending Fund One, LP

BORROWER: One in a Mill LLC

PROPERTY: The real property described as follows:

LOT 7, IN BLOCK 17, OF MEADOWBROOK ESTATES ADDITION, SECOND INSTALLMENT, AN ADDITION TO DESOTO, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 73074, PAGE 2184, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

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
4600 Fuller Ave., Suite 400
Irving, Texas 75038



4840416

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

Date: May 6, 2025

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S 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 Commissioner's Court.

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.

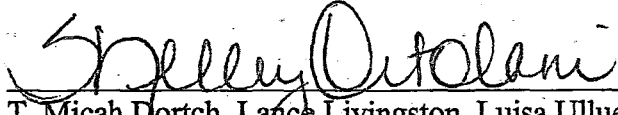
RECITALS

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, Wildcat Lending Fund One, the owner and the holder of the Note and 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 Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat'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' sale of property, substitute trustee, or any other substitute trustee Wildcat 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 13, 2025.

A handwritten signature in cursive script that reads "Shelley Ortolani". The signature is written in black ink and is positioned above a horizontal line.

T. Micah Dortch, Lance Livingston, Luisa Ulluela,
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

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 13, 2025

NOTE: Real Estate Note described as follows:

Date: April 20, 2021
Maker: Wildcat Lending Fund One, LP
Payee: Epik & Company, LLC
Original Principal Amount: \$65,000.00

DEED OF TRUST:

Date: April 20, 2021
Grantor: Epik & Company, LLC
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202100116914 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Epik & Company, LLC

PROPERTY: The real property described as follows:

Lot 24 in Block 28/4077 of Liberty Heights Addition, being a Resubdivision of Lots 21, 22, 23, 24 and 25 in Block 28/4077 of said Addition as recorded in Map of said Resubdivision as recorded in Volume 8, Page 431, Map Records of Dallas County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

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
4600 Fuller Ave., Suite 400
Irving, Texas 75038

FILED
2025 APR 15 AM 11:40
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY



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

Date: May 6, 2025

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S 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 Commissioner's Court.

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.

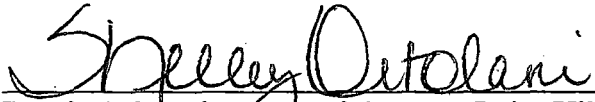
RECITALS

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, Wildcat Lending Fund One, the owner and the holder of the Note and 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 Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat'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' sale of property, substitute trustee, or any other substitute trustee Wildcat 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 13, 2025.



T. Micah Dortch, Lande Livingston, Luisa Ulluela,
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

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 14, 2025

NOTE: Real Estate Note described as follows:

Date: October 14, 2022
Maker: Wildcat Lending Fund One, LP
Payee: Damian Irabor
Original Principal Amount: \$105,000.00

DEED OF TRUST:

Date: October 14, 2022
Grantor: Damian Irabor
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202200272596 in the real property records of Dallas County, Texas

FILED
2025 APR 15 AM 11:40
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

LENDER: Wildcat Lending Fund One, LP

BORROWER: Damian Irabor

PROPERTY: The real property described as follows:

Being the following real property of **TURTLE LAKES ESTATES**, a Condominium created pursuant to the Condominium Declaration and Map recorded in Volume 82155, page 488, Condominium Records of Dallas County, Texas, covering a building and land located in Dallas County, Texas, and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unity described below, in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit "C" attached to the Declaration; and also including the following parking and storage spaces as limited common elements to the Residential Unit: Residential Unit: Unit 268, Building Q; Parking Space(s): L-268; and Storage Space(s): n/a.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093



4840406

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
4600 Fuller Ave., Suite 400
Irving, Texas 75038

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

Date: May 6, 2025

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S 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.

NOTICE

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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, Wildcat Lending Fund One, the owner and the holder of the Note and 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 Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat'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' sale of property, substitute trustee, or any other substitute trustee Wildcat may appoint, will sell the Property by public sale to the highest bidder for case 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.



T. Micah Dortch, Lance Livingston, Luisa Ulluela,
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

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 131620-TX

Date: April 10, 2025

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: OBADEISHA D. BAILEY, AN UNMARRIED PERSON

ORIGINAL MORTGAGEE: JPMORGAN CHASE BANK, N.A.

CURRENT MORTGAGEE: Nationstar Mortgage LLC

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

FILED
2025 APR 15 AM 11:40
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY

DEED OF TRUST DATED 7/13/2022, RECORDING INFORMATION: Recorded on 7/14/2022, as Instrument No. 202200194363

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): UNIT NO. 311, IN BUILDING "C", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF, SABLE RIDGE CONDOMINIUMS, A CONDOMINIUM PROJECT IN DALLAS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND LOCATED, DELINEATED, AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR ABLE RIDGE CONDOMINIUMS, TOGETHER, WITH THE SURVEY PLAT, BY-LAWS, AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 81231, PAGE 2255, OF THE CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/6/2025, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for Nationstar Mortgage LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Nationstar Mortgage LLC
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER
8950 Cypress Waters Blvd.
Coppell, TX 75019



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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, JOSHUA SANDERS, RAMIRO CUEVAS, MATTHEW HANSEN, WESLEY FOWLER-WILLIAMS, AUCTION.COM, 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, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

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.

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

INFORMATION REGARDING THE SALE:

Date of Sale: Tuesday, May 6, 2025 (which is the first Tuesday of that month).
Time of Sale: The earliest time at which the sale shall occur is 10:00 a.m. The sale shall begin at that time or not later than three hours after that time.
Place of Sale: At the place in Dallas County designated by the Commissioner's Court of Dallas County, Texas where foreclosure sales are to take place, to wit: The outside area on the north side of the George L. Allen Sr. Courts building facing Commerce Street, below the building overhang, or as designated by the Commissioner's Court.

INFORMATION REGARDING THE DEED OF TRUST LIEN:

Name of Document: Deed of Trust
Date: June 13, 2022
Grantor: Luis Fernando Escobedo
Lender: Independent Oaks Capital Funding, LLC d/b/a HiFi Hard Money
Trustee: Adnan Merchant
Recording Information: Instrument No. 202200166551, Official Public Records, Dallas County, Texas
Property Description: Lot 3, Block 4, BUCKNER BOULEVARD ADDITION, a subdivision of part of the J.J. Beeman Survey, according to the plat thereof recorded in Volume 8, Page 307, Map Records of Dallas County, Texas, together with all buildings, fixtures and other real property improvements located thereon; and the benefits and appurtenances on or appertaining to said real property and improvements, together with all personal property owned by Grantor and located on said real property (the "Property") (also known as 2417 Fonville Drive, Dallas, Texas)

FILED
2025 APR 14 PM 3:16
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____
DEPUTY

INFORMATION REGARDING THE DEBT SECURED:

Name of Document: Promissory Note

Date: June 13, 2022

Face Amount: \$160,000.00

Original Maker: Luis Fernando Escobedo

Original Payee: Independent Oaks Capital Funding, LLC d/b/a HiFi Hard Money

Owner and Holder of Note and Deed of Trust: Independent Oaks Capital Funding, LLC
d/b/a HiFi Hard Money

THE DEBT HAS BEEN ACCELERATED:

The indebtedness secured by the Deed of Trust matured on December 12, 2024 according to the terms of the Promissory Note and remains unpaid.

The owner and holder of the indebtedness, Independent Oaks Capital Funding, LLC, has requested that any one or more of the individuals identified below, acting as Substitute Trustee under the Deed of Trust, acting either individually or jointly, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

Therefore, at the date, time and place set forth above, the Substitute Trustee will sell the Property to the highest bidder pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on April 14, 2025.



Robert G. Buchanan, Jr., Substitute Trustee
5220 Spring Valley Road, Suite 400
Dallas, Texas 75254
(214) 550-5950 (telephone)
bob@rgblegal.com

**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

Construction Deed of Trust ("Deed of Trust"):

Dated: February 11, 2022

Grantor: Kendallwood Drive, LLC

Trustee: Marcus Channing Morris

Lender: First Financial Bank

Recorded in: Official Records of Dallas County, Texas as Instrument Number 202200046497

Secures: Promissory Note ("Note") in the original principal amount of \$1,001,384.00, 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

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 according to the Plat thereof recorded in Volume 45, Page 119 of the Public Records of Dallas County, Texas**

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

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.

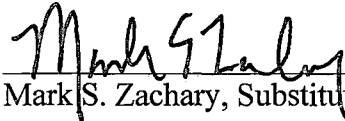
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE SERVICER.

April 11, 2025.

First Financial Bank

By:  _____

Luke Longhofer,
EVP, Chief Credit Officer

 _____
Mark S. Zachary, Substitute Trustee

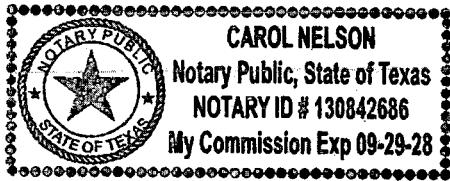
STATE OF TEXAS

§
§
§

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

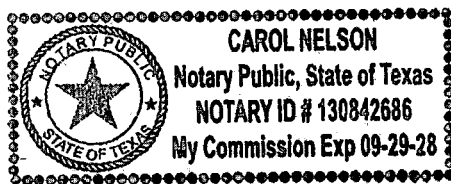
STATE OF TEXAS

§
§
§

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 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 15th day of November, 2024, a Notice of Lien was filed in the Official Public Records of Dallas County, Texas, at Document 202400232783, covering the real property herein described, concerning default in payment of the indebtedness owing by **ROSA LINDA CHAVEZ**, the present owner of said real property, to the Council of Apartment Owners for Preston Road Condominiums (the "Association"); and

WHEREAS, the said **ROSA LINDA CHAVEZ** 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.

SIGNATURE

Print Name

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

FILED

EXHIBIT "A"

UNIT 1029, BUILDING G, OF PRESTON ROAD CONDOMINIUMS, A CONDOMINIUM REGIME LOCATED IN DALLAS, DALLAS COUNTY, TEXAS TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS INCLUDING ANY AMENDMENTS, PLATS, AND PLANS ACCORDING TO THE DECLARATION RECORDED IN VOLUME 80018, PAGE 1032, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS AND AS AMENDED IN VOLUME 92159, PAGE 125, REAL PROPERTY, RECORDS, DALLAS COUNTY, TEXAS

Physical address being 5705 Harvest Hill Road, Unit 1029, Dallas, TX 75230

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. 202500015599, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing **BARBARA GUSKIN and JOEL GUSKIN, CO-TRUSTEES OF THE GUSKIN FAMILY JOINT REVOCABLE TRUST**, the present owners of said real property, to Woodhaven Condominiums Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said **BARBARA GUSKIN and JOEL GUSKIN, CO-TRUSTEES OF THE GUSKIN FAMILY JOINT REVOCABLE TRUST** 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.

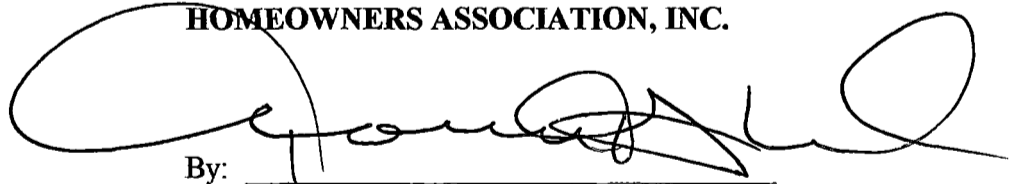
NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of May, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce 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.

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2025 APR 11 PM 3:19

SIGNATURE

Printed Name

FILED

EXHIBIT "A"

Being the following real property of WOODHAVEN CONDOMINIUMS, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 82164, Page 2430, Condominium Records of Dallas County, Texas as affected by First Amendment filed 03/28/1983, recorded in Volume 83058, Page 2312, Real Property Records, Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unit described below, in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit "C" attached to the Declaration:

Residential Unit: Unit 402, Building 4; and having the street address of 5981 Arapaho Road, #402, Dallas, Texas