

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

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JOHN S. WARREN
CLERK
DALLAS COUNTY

**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.: 131296-TX

Date: April 1, 2025

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: ROSE KATHLEEN CRAIG, AN UNMARRIED WOMAN
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONSTAR MORTGAGE LLC, DBA GREENLIGHT LOANS, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: MCLP ASSET COMPANY, INC.
MORTGAGE SERVICER: Selene Finance

DEED OF TRUST DATED 6/3/2015, RECORDING INFORMATION: Recorded on 7/1/2015, as Instrument No. 201500172189

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 15, BLOCK C OF NORTHRICH WEST ADDITION, FIRST INSTALLMENT, AN ADDITION TO THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 36, PAGE 241, MAP AND/OR PLAT RECORDS, 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.

Selene Finance is acting as the Mortgage Servicer for MCLP ASSET COMPANY, INC. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Selene Finance, as Mortgage Servicer, is representing the Mortgagee, whose address is:

MCLP ASSET COMPANY, INC.
c/o Selene Finance
Selene Finance LP
3501 Olympus Boulevard
5th Floor, Suite 500
Dallas, Texas 75019



Matter No.: 131296-TX

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 CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

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

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: APRIL 2, 2025

NOTE: Note described as follows:

Date: SEPTEMBER 26, 2022
Maker: 4U2 RELAX INC.
Payee: SIMMONS BANK
Original Principal Amount: \$3,131,370.00

DEED OF TRUST: Deed of Trust described as follows:

Date: SEPTEMBER 26, 2022
Grantor: 4U2 RELAX INC.
Trustee: CHARLES KENT EASTMAN
Beneficiary: SIMMONS BANK
Recorded: DOCUMENT NO. 202200266321, Real Property Records, DALLAS County, Texas

LENDER: SIMMONS BANK

BORROWER: 4U2 RELAX INC.

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

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and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

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

MAY 6, 2025, the first Tuesday of the month, to commence at 11:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In DALLAS County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: SEPTEMBER 26, 2022
Grantor: 4U2 RELAX INC.
Trustee: CHARLES KENT EASTMAN
Beneficiary: SIMMONS BANK
Recorded: DOCUMENT NO. 202200266321, Real Property Records, DALLAS County, Texas

PROPERTY: The property described as follows:

THE REAL PROPERTY LOCATED IN DALLAS COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: DAVID GARVIN, MICHELLE SCHWARTZ, KELLY GODDARD, JEFF BENTON, BRANDY BACON, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER

Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of APRIL 2, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: /s/ Michael P. Menton
Name: Michael P. Menton, Attorney for
SIMMONS BANK

Notice of Sale executed by:

Donna Stockman

Name: Donna Stockman

Substitute Trustee

P:\erd\SIMMONS BANK\25-0383 4U2 RELAX INC\MAY 2025\NOTICE OF FORECLOSURE.doc

EXHIBIT A

Being a tract of land, situated in the Levi Korn Survey, Abstract No. 730, in the City of Richardson, Dallas County, Texas, and being a part of that tract of land, described by deed to T. Allen Campbell and H. R. Crawford, as recorded in Volume 664, Page 1001, of the Deed Records, Dallas County, Texas (D.R.D.C.T.) and being all of Lot 1, Block A, of DUCK CREEK OFFICE AND RETAIL ADDITION, an addition to the City of Richardson, as recorded under Instrument No. 201900033114, of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3752" found for the southwesterly corner of the herein described tract, same being in the southerly line of said Campbell/Crawford tract, said corner also being the northwesterly corner of a tract of land, described by deed to Sheila Kay Greer, as recorded under Document No. 201600220096, O.P.R.D.C.T., said corner also being in the easterly monumented line of Plano Road;

THENCE North 00°49'01" West, along the easterly line of said Plano Road, same being over and across said Campbell/Crawford tract, a distance of 610.50' to a point for corner in Duck Creek;

THENCE over and across said Campbell/Crawford tract, same being along said Duck Creek, the following courses and distances: South 65°46'40" East, a distance of 33.61' to a point for corner; South 48° 16'21" East, a distance of 65.28' to a point for corner; South 38°07'00" East, a distance of 50.10' to a point for corner; South 29°06'31" East, a distance of 103.10' to a point for corner; South 12°25'19" East, a distance of 87.50' to a point for corner; South 03°11'25" East, a distance of 32.62' to a point for corner; South 23°44'41" East, a distance of 106.08' to a point for corner;

South 35°51'04" East, a distance of 50.10' to a point for corner in the easterly line of said Campbell/Crawford tract, same being in the westerly line of a tract of land, described by deed to Huan Luong and Michelle Mydung Ha Pham, as recorded under Document No. 201100022636, O.P.R.D.C.T.;

THENCE South 01°02'00" East, along the common line between said Campbell/Crawford tract and said Luong/Pham tract, a distance of 163.60' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the southeasterly corner of said Campbell/Crawford tract, same being the southwesterly corner of said Luong/Pham tract, said corner also being in the northerly line of the aforementioned Greer tract;

THENCE South 88°58'53" West, along the common line between said Greer tract and said Campbell/Crawford tract, a distance of 247.43' to the POINT OF BEGINNING and containing 107,834 square feet or 2.476 acres of land, more or less.

SAVE AND EXCEPT: Units 210, 220, 230, 240, in Building 2, of Duck Creek Office Park, a Condominium Regime in the City of Richardson, Dallas County, Texas, according to Declaration recorded in County Clerk's File No. 202000175245, Official Public Records, Dallas County, Texas, together with any and all amendments thereto; together with the undivided interest in and to the general and limited common elements assigned to said units as defined in said Declaration.

The Real Property or its address is commonly known as 800 N Plano Rd, Richardson, TX 75081-3030.

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STATE OF TEXAS §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Dallas County, Texas and more fully described as:

333 Melrose Drive 22C, Richardson, TX 75080; a/k/a

Unit S4, Building S, Richardson Crossing Condominiums, together with an undivided percent interest in the General Common Elements, in and to a Condominium regime in the City of Richardson, Dallas County, Texas, according to the Declaration recorded in Volume 81046, Page 407 Condominium Records, Dallas County, Texas and any amendments and/or supplements thereto;

2. **Owner(s):** Patricia Wells & Cynthia Wells Skelton

3. **Date, Time, and Place of Sale:** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, May 6, 2025

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Dallas County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Richardson Crossing Condominium Association, Inc. for the failure of the above-referenced owner(s) to pay assessments and related charges again the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$16,206.57, as of March 19, 2025.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: March 19, 2025



Jack Manning, Casey Meyers, Lance Erickson,
Philip Traynor, Shannon Gonzales, and
Ivonne Saldaña, Attorneys & Substitute
Trustees

MANNING & MEYERS
Attorneys at Law
4340 N. Central Expressway, Suite 200
Dallas, Texas 75206
(214) 823-6600 – Telephone
(214) 821-3800 – Facsimile

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.