

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

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COUNTY OF DALLAS

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2025 OCT 10 AM 11:43

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 4 - Phase 1, The Fountains of Lake Ridge, filed of record on March 8, 2002 under Instrument No. 200201742398, of the Official Public Records of Dallas County, Texas (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Property Owners Association of Lake Ridge on June 3, 2021, March 10, 2023, and August 29, 2023, sent notice of default in payment of assessments to **TAURUS HENIX, a single man**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **TAURUS HENIX, a single man**, has continued to default in the payment of their indebtedness to Property Owners Association of Lake Ridge and the same is now wholly due, and Property Owners Association of Lake Ridge, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Property Owners Association of Lake Ridge.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 4th day of November, 2025, between 10:00 a.m. and 4:00 p.m., Property Owners Association of Lake Ridge will sell the herein described real estate (including any improvements thereon) at public auction at 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, or as designated by the Dallas County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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.

SIGNED: October 10, 2025.

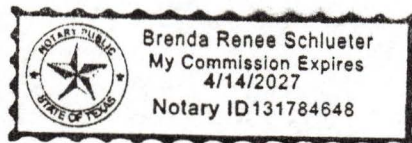
**PROPERTY OWNERS ASSOCIATION
OF LAKE RIDGE**

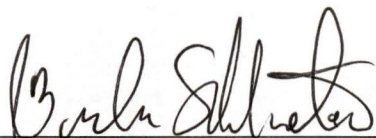
By: 
Judd A. Austin, III
Its: Duly Authorized Agent

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, Duly Authorized Agent for Property Owners Association of Lake Ridge, 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 therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on October 10, 2025.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr., Judd A. Austin, III, Vinay B. Patel,
Kristen Pierce, Parrish S. Nicholls, and Claudia Zissman-Monzon
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

EXHIBIT "A"

Lot 347 of LAKE RIDGE, SECTION 4 - PHASE 1, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Plat thereof recorded in Volume 2002047, Page 267, Map Records, Dallas County, Texas (the "Property").

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 11th day of May, 2023, TC Mass Properties, LLC (the "Grantor"), executed a Deed of Trust conveying to Scott R. Valby, Trustee, the Property hereinafter described, to secure Cairn Lending, LLC in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Dallas County, Texas; and

WHEREAS, Cairn Lending, LLC is the owner and holder of the Note and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of November, 2025, between the hours of 11:00 A.M. and 2:00 P.M., I will sell the Property to the highest bidder for cash, at the North Side of the George Allen Courts Building Facing Commerce Street below the overhang or where the Commissioners Court has designated such sales to take place. The courthouse is located at 600 Commerce Street, Dallas, Texas 75202.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, 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.

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 send of this notice immediately.

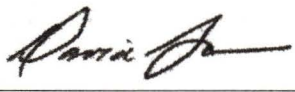
Said Property is described as follows:

1. LOT 136, LAKE RIDGE, SECTION 2, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 95157, PAGE 974 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 14 day of October, 2025.

ADDRESS OF SUBSTITUTE TRUSTEE:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Return to:
Cairn Lending
1305 Riverview Dr
Arlington, TX 76012

By: 
David Garvin, Substitute Trustee

DEPUTY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2025 OCT 14 PM 3:05

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 OCT 14 PM 3:04

JOHN F. WARREN

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENT

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COUNTY OF DALLAS

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BY _____, CLERK

WHEREAS, by Deed of Trust, dated **APRIL 30, 2024**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202400088091** of the Deed Records of **DALLAS** County, Texas, executed by **LINDA HENDERSON**, to **CARRIE WAIBEL** or **ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

BEING LOT 1301, OF LAKE RIDGE SECTION 16, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACORDING TO THE MAP THEREOF RECORDED IN VOLUME 2000188, PAGE 2944, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

aka: 1729 Magic Valley Ln., Cedar Hill, TX 75104.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$562,000.00** executed by **LINDA HENDERSON**, and made payable to **First Funding Investments, Inc.**

WHEREAS the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER BROWN OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 4th day of NOVEMBER, 2025**, being the first Tuesday of such month, at

1729 Magic Valley Ln., Cedar Hill, TX 75104

county courthouse of **DALLAS County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **DALLAS County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS County** for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

"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."

WITNESS MY HAND this **10th** day of **OCTOBER 2025**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown or Kelly Goddard, as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320
Fort Worth, TX 76179