

NOTICE OF FORECLOSURE

October 10, 2025

Deed of Trust Information

Dated: January 30, 2024

Grantor: Poju Homes LLC

Trustee: Bob E. Taylor

Lender: Lamar National Bank

Recorded In: 202400021624 of the real property records of Dallas County, Texas

Legal Description: Being the West part of Lot 9, Block 23/6890 of Carver Heights No. 2, an Addition to the City of Dallas, Texas according to the Plat thereof recorded in Volume 16, Page 105, Map Records, Dallas County, Texas and being more particularly described as follows;

Beginning at a 1/2" iron pipe found at the Southeast Corner of said Lot 9, same being the Northeast corner of Lot 10, in said Block and Addition and also being on the West right of way of Blunter Street;

Thence S 74 deg. 13 min. 02 sec. W with the common lot of said Lots 9 and 10, 70' to a 3/8" iron rod set for corner;

Thence N 85 deg. 03 min. 17 sec. W with the common lot line of said Lots 9 and 10, 89.20' to a 3/8" iron rod set at the Southwest corner of said Lot 9 and the Northwest corner of said Lot 10;

Thence N 05 deg. 21. min. 47 sec. E with the West line of said Lot 9, 91.13' to a 3/8" iron rod set for corner;

Thence N 19 deg. 12 min. 46 sec. E with the West line of said Lot 9, 30.1' to a nail set for corner in the West line of said Lot 9, said iron bears S 19 deg. 12 min. 47 sec. W. 60.3' from the Northwest corner of said Lot 9;

Thence S 82 deg. 27 min. 39 sec. E, 137.2' to a 7/8" iron rod found on the East line of said Lot 9 and the West line of Blunter Street, said iron being on a curve to the left whose radius is

FILED

2025 OCT 10 AM 11:20

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY: *[Signature]* DEPUTY

297.04' and whose chord bearing is S 01 deg. 08 min. 09 sec. E, 89.97';

Thence in a Southerly direction with the East line of said Lot 9, the West line of said Blunter Street and the curve to the left, an arc distance of 90.22' to the place of beginning and containing 0.38 acres of land, more or less.

Property Address: 6131 Blunter St., Dallas, TX 75241

Secures: Promissory Note (the "Note") in the original principal amount of \$400,000.00, executed by Poju Homes LLC (the "Borrower") and payable to the order of Lender

Substitute Trustee: William P. Dunne III
4851 LBJ Freeway, Suite 650
Dallas, Texas 75244

Foreclosure Sale

Date: November 4, 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 (3) hours thereafter.**

Place: North Side of George Allen Courts Building (facing Commerce Street), 600 Commerce Street, Dallas, Texas 75202, or as designated by the County Commissioners Office pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place or as designated by the County Commissioners.

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

APPOINTMENT OF SUBSTITUTE TRUSTEE:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Otteson Shapiro, LLP 4581 LBJ Freeway, Suite 650, Dallas, Texas 75244 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under 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.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and herein described Substitute Trustee, has been appointed as Substitute Trustee and authorized by the Mortgagee to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Mortgagee and Substitute Trustee;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustee, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours safter that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. NO warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The Property shall be sold "AS-IS," purchaser will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the Property, subject to any liens or interest of any kind that may survive the sale.

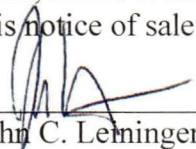
Interest persons are encouraged to consult counsel of their choice prior to participating in the sale of the Property.

5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

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 immediately.

CERTIFICATE OF POSTING

My name is John Leininger, and my address is c/o Otteson Shapiro LLP, 4851 LBJ Freeway, Suite 650, Dallas, Texas 75244. I declare under penalty of perjury that on October 10 2025, I filed at the office of the Dallas County Clerk to be posted at the Dallas County courthouse, this notice of sale.



John C. Leininger
October 10, 2025

Otteson Shapiro LLP
4851 LBJ Freeway, Suite 650
Dallas, Texas 75244
jcl@os.law
(214) 619-8325

NOTICE OF FORECLOSURE

October 10, 2025

Deed of Trust Information

Dated: January 30, 2024

Grantor: Poju Homes LLC

Trustee: Bob E. Taylor

Lender: Lamar National Bank

Recorded In: 202400021622 of the real property records of Dallas County, Texas

Legal Description: Being a tract of land situated in the Jonathan L. Samson Survey, Abstract No. 1311, Dallas County, Texas, same being a portion of that tract of land conveyed to Edwin Wayne Steele, by deed recorded in Volume 2000234, Page 7857, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Kaspen Development Group, LLC a Texas limited liability company, by deed recorded in Instrument No. 201900212947, Official Public Records of Dallas County, Texas, and lying along the North line of W. Wintergreen Road (public right-of-way);

THENCE North 00 degrees 54 minutes 26 seconds West, along the East line of said Kaspen Development tract, a distance of 524.38 feet to a 1/2 inch iron rod found for corner, said corner, being the Southeast corner of Will-Kee Addition, an Addition to Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 15, Page 15, Map or Plat Records of Dallas County, Texas, and being the Southwest corner of that tract of land conveyed to City of Dallas, by deed recorded in Instrument No. 201100092297, Official Public Records of Dallas County, Texas;

THENCE North 89 degrees 11 minutes 21 seconds East, along a South line of said City of Dallas tract, a distance of 278.18 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of

FILED

2025 OCT 10 AM 11:20

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY  DEPUTY

said City of Dallas tract (201100092297), same being the Southwest corner of that tract of land conveyed to City of Dallas, by deed recorded in Instrument No. 201100121179, Official Public Records of Dallas County, Texas, and being the Northwest corner of that tract of land conveyed to Ola M. Redmon and Frank T. Hawkins, by deed recorded in Volume 2002072, Page 7810, Deed Records of Dallas County, Texas;

THENCE South 00 degrees 41 minutes 00 seconds East, along the West line of said Redmon tract, a distance of 525.10 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Redmon tract, and lying along the aforementioned North line of W. Wintergreen Road;

THENCE South 89 degrees 20 minutes 21 seconds West, along said North line of W. Wintergreen Road, a distance of 276.13 feet to the POINT OF BEGINNING and containing 145,436 square feet or 3.34 acres of land, more or less.

Property Address: 1651 W. Wintergreen Rd, Lancaster, TX 75134.

Secures: Promissory Note (the "Note") in the original principal amount of \$400,000.00, executed by Poju Homes LLC (the "Borrower") and payable to the order of Lender

Substitute Trustee: William P. Dunne III
4851 LBJ Freeway, Suite 650
Dallas, Texas 75244

Foreclosure Sale

Date: November 4, 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 (3) hours thereafter.**

Place North Side of George Allen Courts Building (facing Commerce Street), 600 Commerce Street, Dallas, Texas 75202, or as designated by the County Commissioners Office pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place or as designated by the County Commissioners.

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

APPOINTMENT OF SUBSTITUTE TRUSTEE:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Otteson Shapiro, LLP 4581 LBJ Freeway, Suite 650, Dallas, Texas 75244 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under 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.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and herein described Substitute Trustee, has been appointed as Substitute Trustee and authorized by the Mortgagee to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Mortgagee and Substitute Trustee;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustee, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent

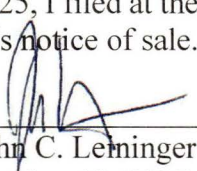
the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.

4. NO warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The Property shall be sold "AS-IS," purchaser will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the Property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the Property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

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 immediately.

CERTIFICATE OF POSTING

My name is John Leininger, and my address is c/o Otteson Shapiro LLP, 4851 LBJ Freeway, Suite 650, Dallas, Texas 75244. I declare under penalty of perjury that on October 10, 2025, I filed at the office of the Dallas County Clerk to be posted at the Dallas County courthouse, this notice of sale.



John C. Leininger
October 10, 2025

Otteson Shapiro LLP
4851 LBJ Freeway, Suite 650
Dallas, Texas 75244
jcl@os.law
(214) 619-8325

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on June 18, 2020, a Deed of Trust, Security Agreement, Assignment of Rents and Leases and Fixture Financing Statement was executed by Harwood International Center I, L.P., conveying to Greg Massey, as Trustee, the hereinafter described real estate to secure the payment of the debt therein described, said Deed of Trust being recorded in Document Number 202000160369 of the Official Public Records of Dallas County, Texas, reference to which is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of said debt, and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust, and the same is now all due, and the legal owner and holder thereof has demanded payment thereof and has requested the undersigned to enforce the power of sale set forth in the Deed of Trust and to sell said property pursuant to the terms of said Deed of Trust; and

WHEREAS, on the 6th day of October, 2025, the holder and owner of the note and the liens securing same appointed the undersigned as one of the Substitute Trustee(s) under the terms of the Deed of Trust by a instrument recorded on October 7, 2025, in Document Number 202500210291 of the Official Public Records of Dallas County, Texas; and

THEREFORE, NOTICE is given that the undersigned will sell the real estate described in the Deed of Trust on Tuesday, the 4th day of November, 2025, that being the first Tuesday in said month, between the hours of 10:00 am and 1:00 pm at 600 Commerce Street, Dallas, Dallas County, Texas at the North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as designated by the County Commissioners of Dallas County, Texas, at public sale to the highest bidder for cash, "AS IS". Such sale shall not occur prior to 10:00 am on the above-described date. The sale will begin at 10:00 am or not later than three (3) hours after that time.

FILED
OCT 10 PM 12:48
JOHN E. LAMBERT
COUNTY CLERK
DALLAS COUNTY, TEXAS

Such property is described as follows, to-wit:

TRACT 1: (Fee Simple)

BEING all of Lot 1A, Block 7/362 of Rolex Addition, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 2000124, Page 3421 of the Map Records of Dallas County, Texas.

TRACT 2: (Payne Street Aerial Rights)

BEING a three-dimensional tract of air space, beginning 15 feet above the approximate surface of Payne Street, recorded in City of Dallas Ordinance No. 22337, Instrument Number 201300199545 of the Official Public Records of Dallas County, Texas.

TRACT 3: (Skybridge Easement over Payne Street)

Non-exclusive easement for pedestrian skybridge access over Payne Street, as created in Reciprocal Easement Agreement, by and between Rolex International Center I LLC and Rolex International Center II & III LLC, dated July 19, 2013, recorded September 20, 2013, in Clerk's File No. 201300299848, Official Public Records, Dallas County, Texas.

TRACT 4: (Fee Simple - Street abandonments in North Harwood and Payne Streets)

BEING a one (1) foot wide abandoned portions of Payne Street and North Harwood Street as set forth in City of Dallas Ordinance No. 25810, Volume 2005018, Page 11642 of the Deed Records of Dallas County, Texas.

TRACT 5: (Dallas North Tollway frontage License Agreement)

BEING a License Agreement for use of areas in Dallas North Tollway, as set forth in City of Dallas Ordinance No. 26006, as evidenced by Notice of License dated August 24, 2005, recorded August 25, 2005 in Volume 2005166, Page 2849, Deed Records of Dallas County, Texas.

TRACT 6: (Aerial easement over Payne Street)

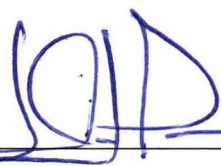
Non-exclusive easement for air space beginning fifteen (15) feet above Payne Street, lying above that certain 241 square foot street dedication as reserved in and shown on the plat of International Center, Lot 1A, Block 1/929, an addition to the City of Dallas, according to the plat thereof recorded in Volume 96117, Page 3321, Map Records, Dallas County, Texas.

This property is considered commercial property with an address of 2651 N. Harwood Street,

Dallas, Texas 75201.

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.

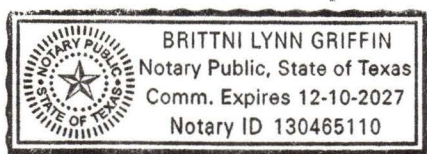
WITNESS MY HAND on October 10, 2025.



Jared Pace
1700 Redbud Boulevard, Suite 300
McKinney, Texas 75069

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 10th day of October, 2025, by Jared Pace.





Notary Public, State of Texas

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on September 29, 2020, a Deed of Trust, Security Agreement, Financing Statement, and Assignment of Rents was executed by HIC Development XV, LLC, conveying to Greg Massey, as Trustee, the hereinafter described real estate to secure the payment of the debt therein described, said Deed of Trust being recorded in Document Number 202000272374 of the Official Public Records of Dallas County, Texas, reference to which is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of said debt, and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust, and the same is now all due, and the legal owner and holder thereof has demanded payment thereof and has requested the undersigned to enforce the power of sale set forth in the Deed of Trust and to sell said property pursuant to the terms of said Deed of Trust; and

WHEREAS, on the 30th day of September, 2025, the holder and owner of the note and the liens securing same appointed the undersigned as one of the Substitute Trustee(s) under the terms of the Deed of Trust by a instrument recorded in Document Number 202500208625 of the Official Public Records of Dallas County, Texas; and

THEREFORE, NOTICE is given that the undersigned will sell the real estate described in the Deed of Trust on Tuesday, the 4th day of November, 2025, that being the first Tuesday in said month, between the hours of 10:00 am and 1:00 pm at 600 Commerce Street, Dallas, Dallas County, Texas at the North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as designated by the County Commissioners of Dallas County, Texas, at public sale to the highest bidder for cash, "AS IS". Such sale shall not occur prior to 10:00 am on the above-described date. The sale will begin at 10:00 am or not later than three (3) hours after that time.

Such property is described as follows, to-wit:

BEING a parcel of land located in the City of Dallas, Dallas County, Texas, a part of the John Grigsby Survey, Abstract No. 495, and being all of Lot 1C, Block 2/933, Cedar/Maple Addition, Second Revision, an addition to the City of Dallas as recorded in Volume 2000005, Page 76, Dallas County Map Records, and being further described as follows:

BEGINNING at a five eighths inch iron rod found at the west corner of said Lot 1C, said point being in the northeast right-of-way line of Bookhout Street (a variable width wide right-of-way);

THENCE North 44 degrees 28 minutes 30 seconds East, 187.00 feet to a one-half inch iron rod found at the north corner of said Lot 1C;

THENCE South 45 degrees 26 minutes 45 seconds East, 147.26 feet to an "X" in concrete found at the east corner of said Lot 1C;

THENCE South 44 degrees 33 minutes 15 seconds West, 187.00 feet to a one-half inch iron rod found at the south corner of said Lot 1C, said point being in the northeast line of Bookhout Street;

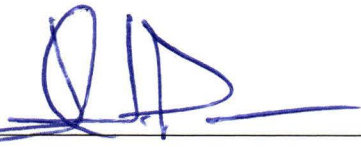
THENCE North 45 degrees 26 minutes 45 seconds West, 147.00 feet along the southwest line of said Lot 1C and along the northeast right-of-way line of Bookhout Street to the POINT OF BEGINNING and containing 27,513 square feet or 0.632 acres of land.

This property is considered commercial property with an address of 2840 Bookhout Street, Dallas, Texas 75201.

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.

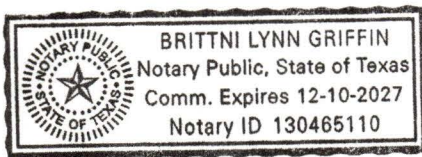
WITNESS MY HAND on October 10, 2025.

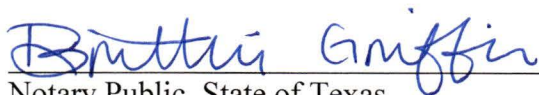


Jared Pace
1700 Redbud Boulevard, Suite 300
McKinney, Texas 75069

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 10th day of October, 2025, by Jared Pace.





Notary Public, State of Texas

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: September 26, 2025

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

Mortgagee: Money Buys Houses, LLC

Mortgagee's Address: 1214 S. Akard St. Dallas, Texas 75215

Note: Note dated December 03, 2020 in the amount of \$122,500.00

Deed of Trust:

Date: December 03, 2020

Grantor: Patrick Daniel Barron & Sartice Michelle Anthony

Mortgagee: Texas Mortgage Capital Corporation

Recording Information: Recorded in Document No. 202000340369 in the official records of Dallas County, Texas and further transferred by Transfer of Lien to Money Buys Houses, LLC in document no. 202000340370 recorded in Dallas County, Texas.

Property (including any improvements): Being Lot 1A, Block 44/5845, Adams Subdivision, and addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 13, Page 337, Map Records, Dallas County, Texas.

County: Dallas

Date of Sale: (first Tuesday of month) November 4, 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 _____
CLERK
COUNTY CLERK
DALLAS COUNTY
2025 OCT 13 AM 11:32

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, 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 November 04, 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 FORECLOSURE SALE

October 9, 2025

2025 OCT 13 AM 11:32 2025 OCT 13 AM

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

DEED OF TRUST ("DEED OF TRUST"):

Dated: May 30, 2024
Grantor: Infinity Builders Group LLC
Trustee: Matt L. Janner
Lender: SCF Jake, LP
Recorded in: Document Number 202400110239 of the Official Public Records of Dallas County, Texas
Legal Description: Lot 31, Block 9/6956, of KIMBALL ESTATES ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 80, Page 2651, Map Records, Dallas County, Texas TOGETHER WITH ALL BUILDINGS, IMPROVEMENTS, AND FIXTURES THEREON (the "Property")
Secures: Real Estate Lien Note (the "Note") in the original principal amount of \$299,000.00, executed by Infinity Builders Group LLC and payable to the order of Lender
Guaranty: The Note is guaranteed by a Guaranty Agreement dated May 30, 2024, and executed by Nouman Muhammad in favor of Lender
Substitute Trustees and Address: Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, or Payton Hreha c/o Stibbs & Co., P.C., 831 Crossbridge Drive, Spring, Texas 77373

FORECLOSURE SALE:

Date: November 4, 2025
Time: 10am – 1pm
Place: The north side of the George Allen courts building facing Commerce Street or as designated by the County Commissioner's Office
Terms of Sale: The sale will be conducted at a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, Lender has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided under 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 and the amount owed on the Note was accelerated. Because of that default, Lender, the owner, and holder of the Note, has requested the 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.** 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 the Substitute Trustee.

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 IMMEDIATELY.


SUBSTITUTE TRUSTEE
Shelley Ortolani, Michele Hreha, Mary Mancuso,
Francesca Ortolani, Carol Dunmon, or
Payton Hreha c/o Stibbs & Co., P.C.,
831 Crossbridge Drive, Spring, Texas 77373

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Homer Baird	Deed of Trust Date	September 25, 2014
Original Mortgagee	LegacyTexas Bank	Original Principal	\$725,500.00
Recording Information	Instrument #: 201400251804 in Dallas County, Texas	Original Trustee	George A. Fisk
Property Address	4269 Shorecrest Drive, Dallas, TX 75209	Property County	Dallas

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	11/04/2025
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang in Dallas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustees	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust: LOT 7-A, BLOCK 2/5070, EARL W. CULLUM'S SUBDIVISION OF LOTS 2, 4 AND 7, BLOCK 2/5070 OF W.P. COCHRAN HOMESTEAD, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO MAP OF PLAT THEREOF RECORDED IN VOLUME 12, PAGE 39, MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The 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 sale will necessarily be made subject to all other 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. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

NOTICE OF TRUSTEE'S SALE

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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 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.

Dated October 9, 2025.

/s/ Selim H. Taherzadeh
Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: **TAHERZADEH, PLLC**
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

CAUSE NUMBER DC-25-05695

IN RE: ORDER FOR FORECLOSURE
CONCERNING

4269 SHORECREST DRIVE
DALLAS, TX 75209

UNDER TEX. R. CIV. PROC. 736

Petitioner:

PROSPERITY BANK,

Respondent(s):

HOMER BAIRD

IN THE DISTRICT COURT

95th JUDICIAL DISTRICT OF

DALLAS COUNTY, TEXAS

DEFAULT ORDER ALLOWING FORECLOSURE

Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank, Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution Article XVI, Section 50(a)(6)(D) ("Application"). Having considered the evidence presented, the Court finds that:

- 1) the Application complies with Texas Rules of Civil Procedure ("TRCP") 736.1;
- 2) the Application was properly served in accordance with TRCP 736.3;
- 3) a Respondent did not file a response to the Application by the due date; and
- 4) the return of service has been on file with the Clerk of the Court for at least 10 days; and

5) Petitioner has established the basis for foreclosure and finds that:

(a) Petitioner is the holder of a Texas Home Equity Note secured by a lien created under Texas Constitution Article XVI, Section 50(a)(6). A debt exists.

(b) Installment payments have not been made when due and owing pursuant to the terms of the Note and Deed of Trust.

(c) The obligation secured by the lien sought to be foreclosed is in default.

(d) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 4269 Shorecrest Drive, Dallas, TX 75209 and legal description as described in the Real Property Records of Dallas County, Texas as follows:

LOT 7-A, BLOCK 2/5070, EARL W. CULLUM'S SUBDIVISION OF LOTS
2, 4 AND 7, BLOCK 2/5070 OF W.P. COCHRAN HOMESTEAD, AN
ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS,
ACCORDING TO MAP OF PLAT THEREOF RECORDED IN VOLUME 12,
PAGE 39, MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.

2. The name and last known address of each Respondent subject to the order are:

Homer Baird AKA Homer Gary Baird, Jr. AKA H. Gary Baird
4269 Shorecrest Drive
Dallas, TX 75209

Homer Baird AKA Homer Gary Baird, Jr. AKA H. Gary Baird
3838 Oaklawn Ave., #820
Dallas, TX 75219

3. The recording or indexing information of each lien to be foreclosed is as follows:

Instrument #: 201400251804 in the Real Property Records of Dallas
County, Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the trustee or
substitute trustee's foreclosure deed in accordance with Rule 736.12 of the Texas Rules of Civil
Procedure.

5. Petitioner may communicate with each Respondent and all third parties as reasonably
necessary to conduct a foreclosure sale.

6. Notice of Foreclosure Sale must be mailed to Respondent's counsel by certified mail if a Respondent is represented by counsel.

Signed, this 27th day of Aug., 2025.


Judge Presiding

Approved as to form by:

By: /s/ Scott H. Crist

- ☐ Selim H. Taherzadeh
Texas Bar No. 24046944
st@taherzlaw.com
- ☐ Jeremiah B. Hayes
Texas Bar No. 24048532
jh@taherzlaw.com
- ☒ Scott H. Crist
Texas Bar No. 24057814
sc@taherzlaw.com
15851 N Dallas Parkway, Ste 410
Addison, TX 75001
Telephone: (469) 729-6800
Facsimile: (469) 828-2772
ATTORNEYS FOR PETITIONER

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Marina Rico Cervantes, Ulises Avila Mejia, Antonio Vilchis Bautista, and Blanca Rosa Rico	Deed of Trust Date	August 16, 2021
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Prosperity Bank, its successors and assigns	Original Principal	\$227,950.00
Recording Information	Instrument #: 202100249173 in Dallas County, Texas	Original Trustee	David Zalman
Property Address	3135 Cortez Drive, Garland, TX 75041	Property County	Dallas

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Prosperity Bank	Mortgage Servicer	Prosperity Bank
Current Beneficiary	Prosperity Bank	Mortgage Servicer Address	2101 Custer Road, Plano, TX 75075

SALE INFORMATION:

Date of Sale	11/04/2025
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang in Dallas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustees	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

BEING A PORTION OF LOT 9, KINGSLEY ROAD PECAN ACRES, AN ADDITION TO THE CITY OF DALLAS, NOW IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 94, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A FOUND 1/2-INCH IRON ROD ON THE WEST LINE OF CORTEZ DRIVE, SAID IRON ROD BEING NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 175.00 FEET FROM THE INTERSECTION OF SAID WEST LINE AND THE NORTH LINE OF CRANFORD DRIVE, SAID INTERSECTION BEING THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 00 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET ALONG SAID WEST LINE TO A FOUND 5/8-INCH IRON ROD; THENCE NORTH 89 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 195.00 FEET TO A FOUND 1/2-INCH IRON ROD ON THE COMMON LINE OF SAID LOT 9 AND LOT 8, SAID ADDITION; THENCE NORTH 00 DEGREES 28 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET ALONG SAID COMMON LINE TO A FOUND 1/2-INCH IRON ROD; THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,749 SQUARE FEET OR 0.224 OF ONE ACRE OF LAND.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

JOHN F. MARREN
COUNTY CLERK

2025 OCT 13 AM 11:32

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 100-01020

PAGE 1

NOTICE OF TRUSTEE'S SALE

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The 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 sale will necessarily be made subject to all other 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. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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 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.

Dated October 10, 2025.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: **TAHERZADEH, PLLC**
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

24TX267-0011
4310 METROPOLITAN AVENUE, DALLAS, TX 75210

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 1, BLOCK 1849 OF A.A. FRANKLINS SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 250, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated December 27, 2007 and recorded on January 3, 2008 as Instrument Number 20080001949 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information: November 04, 2025, at 10:00 AM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JOHNNY ROBINSON AND YOLANDA ROBINSON secures the repayment of a Note dated December 27, 2007 in the amount of \$44,646.00. JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED
2025 OCT 13 AM 11:33
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY



4855498

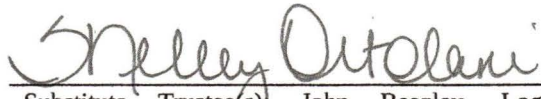
Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Xome Inc. and Tejas Corporate Services, LLC, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, 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, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

73

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.: 133993-TX

Date: October 9, 2025

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: LILY FAY HAYNES, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: URBAN FINANCIAL GROUP

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF
WATERFALL VICTORIA III-NB GRANTOR TRUST

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 1/25/2010, RECORDING INFORMATION: Recorded on 2/4/2010, as Instrument No. 201000028397

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 3, BLOCK 27/4324, OF BELLEVUE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 475, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/4/2025, 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 1:00 PM, 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.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST
c/o Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

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



FILED
2025 OCT 13 AM 11:03
JOHN E. WARDEN
COUNTY CLERK
DALLAS COUNTY

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 AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** 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 Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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 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.

Instrument to be Foreclosed: Commercial Deed of Trust, Security Agreement, Fixture Filing and Assignment of Leases and Rents ("Deed of Trust")

Dated: February 7, 2025

Trustor: LGL GROUP LLC

Trustee: Michael J. Schroeder, Esq.

Lender: Hard Money Fast LLC, ISAOA/ATIMA

Guarantor: William Ian Brown, Individually

Recorded in: Document #202500026974 in the real property records of Dallas County, Texas

Secures: Commercial Promissory Note ("Note") in the original principal amount of One Million Five Hundred Forty Thousand and 00/100 dollars (\$1,540,000.00), executed by William Ian Brown on behalf of LGL GROUP LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Property to be Sold: Commonly known as **5550 Vickery Boulevard, Dallas, Texas 75206.**

Lot 12, in Block 10/1928, of VICKERY PLACE ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 318, of the Map Records of Dallas County, Texas.

CAD No.: 00000186406000000
Geo ID: 1928 010 01200 1001928 010

Property Address is commonly known as: 5550 Vickery Boulevard, Dallas, TX 75206

FILED
2025 OCT 13 AM 11:48
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
PROPERTY

Foreclosure Sale:

Date: Tuesday, November 4, 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 600 Commerce Street, Dallas, TX 75202, Below the overhang, or as designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code.

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 Hard Money Fast LLC, ISAOA/ATIMA'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, Hard Money Fast LLC, ISAOA/ATIMA, the owner and holder of the Note, has requested Substitute Trustee to sell the Property. Alexander M. Campbell and/or Austin Ernst have been appointed Substitute Trustee, and will sell the Property in accordance with the terms set forth in this Notice.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Hard Money Fast LLC, ISAOA/ATIMA's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Hard Money Fast LLC, ISAOA/ATIMA'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 Hard Money Fast LLC, ISAOA/ATIMA 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.

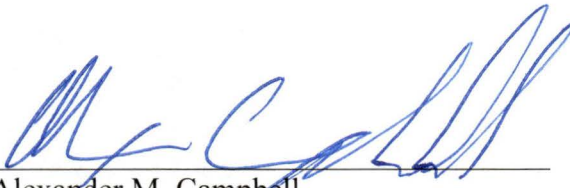
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Hard Money

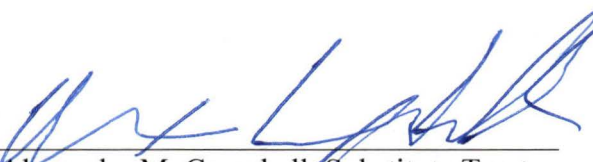
Fast LLC, ISAOA/ATIMA. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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.** 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.

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.



Alexander M. Campbell
Attorney for Lender

Alexander M. Campbell, Substitute Trustee
5 Cowboys Way, Ste. 300
Frisco, TX 75034
Telephone (469) 423-6852

116779

25TX373-0476

4111 MEHALIA DR, DALLAS, TX 75241

FILED

2025 OCT 13 PM 12:50

NOTICE OF FORECLOSURE SALE

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Property:

The Property to be sold is described as follows:

LOT 38, BLOCK D/6868, HIGHLAND HILLS ADDITION NO. 6, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 53, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated April 23, 2021 and recorded on April 26, 2021 as Instrument Number 202100121865 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information:

November 04, 2025, at 10:00 AM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by NATALIE J ERICKSON secures the repayment of a Note dated April 23, 2021 in the amount of \$168,780.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

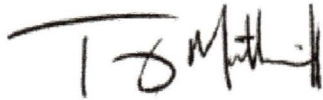
Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, 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, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Auction.com, LLC, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, 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, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Auction.com, LLC, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 13 day of October, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 OCT 13 PM 12:50

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____, DEPUTY

WHEREAS, JP-BANNER, LP, a Texas limited partnership ("Borrower"), executed and delivered a first lien Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (as assigned, amended, supplemented, restated, replaced, or otherwise modified from time to time, the "Deed of Trust") dated as of March 6, 2017, and filed of record in the Deed Records of Dallas County, Texas, on March 7, 2017, as Document No. 201700065111, to LIBERTY BANKERS LIFE INSURANCE COMPANY, an Oklahoma insurance company ("Lender" as successor-in-interest to RCC Real Estate, Inc.), conveying to BRUCE KOSUB, ESQ., as trustee (the "Trustee"), the property hereinafter described as security for payment of a certain Promissory Note of even date therewith executed by Borrower and payable to the order of Lender in the original principal amount of Twenty Three Million One Hundred Thousand and No/100 Dollars (\$23,100,000.00) (as assigned, amended, supplemented, restated, replaced or otherwise modified from time to time, the "Note"), and all other indebtedness owing under the terms of the Deed of Trust;

WHEREAS, by instrument entitled Appointment of Substitute Trustee dated October 8, 2025, which shall be recorded in the Deed Records of Dallas County, Texas, Lender, the legal owner and holder of the Note, acting pursuant to terms of the Deed of Trust, removed the Trustee originally named in the Deed of Trust and any substitute theretofore appointed, and named, constituted and appointed: 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, or any of them, as "Substitute Trustee" under the Deed of Trust, thereby vesting in the substitute trustee the same estate, rights, powers and duties vested in the original Trustee in the Deed of Trust; and

WHEREAS, default has occurred in the payment of the Note, and the Lender, the legal owner of the Note, has requested that the Substitute Trustee enforce the Deed of Trust and sell the property covered thereby and described therein, as more particularly described on Exhibit A attached hereto (the "Property").

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT, after this notice has been duly posted, and written notice has been duly served upon each person obligated to pay the debt secured by the Deed of Trust, as required by the Deed of Trust and by law, the Substitute Trustee will sell the Property at public auction, to the highest bidder, for cash, at the area designated by the County Commissioners Court of Dallas County, Texas, between the hours of 10:00 a.m. and 1:00 p.m. on Tuesday, November 4, 2025, being the first Tuesday in September. The earliest time at which the sale of the Property will occur shall be one o'clock p.m. (10:00 a.m.) on Tuesday, November 4, 2025, in accordance with Section 51.002(b) of the Texas Property Code.

abt

Executed as of October 10, 2025.

By: Susan Mills

Name: Susan Mills

Title: Substitute Trustee

EXHIBIT A

LEGAL DESCRIPTION

Being a tract of land situated in the A. A. Thomas Survey, Abstract No. 1486 and the M. J. Sanchez Survey, Abstract No. 1272, being part of Lot 1B, City Block 1/7755 of North Central Plaza, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 85151, Page 1874, Map Records Dallas County, Texas, as corrected by Certificate of Correction recorded in Volume 36016, Page 3873, Deed Records Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the East line of Coit Road (a 100' R.O.W.) said point being South 89°33'52" East, a distance of 25* from the Northwest corner of said North Central Plaza, same being in the South line of a tract of land as described in a Lease Agreement, to Transcontinental Motor Homes, Inc., recorded in Volume 68230, Page 1, Deed Records Dallas County, Texas, a 1/2" iron rod set for corner;

THENCE South 89°33'52" East, with the South line of said Transcontinental Motor Homes tract, a distance of 325' a 1/2" iron rod set for corner;

THENCE South 00°03'31" West, with a tract of land conveyed to B.R.S.T. Company, by deed recorded in Volume 67253, Page 1855, Deed Records Dallas County, Texas, a distance of 120', a 1/2" iron rod set for corner;

THENCE South 89°33'52" East, with the South line of said B.R.S.T. tract, a distance of 31.25', a 1/2" iron rod set for corner;

THENCE South, with the common line of Lots 1A and 1B, passing the Southwest corner of said Lot 1A, and continuing with the West line of Lot 1, City Block 1/7754 of Regency Central Plaza Addition, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 83036, Page 2546, Map Records Dallas County, Texas, passing the Southwest corner of said Lot 1 at a distance of 509.05' and continuing a total distance of 510', a 3/4" iron rod found for corner;

THENCE North 89°33'52" West, with the North line of a tract of land conveyed to the State of Texas, by deed recorded in Volume 79041, Page 2120, Deed Records Dallas County, Texas, a distance of 356.77 feet to a point in the said East line of Coit Road, a concrete monument found for corner;

THENCE North 00°03'31" East, with the said East line of Coit Road, a distance of 10", a 1/2" iron rod set for corner;

THENCE South 89°33'52" East, with the South line of a tract of land conveyed to R. W. Olson, by deed recorded in Volume 779, Page 1491, Deed Records Dallas County, Texas, a distance of 140', a 1/2" iron rod set for corner;

THENCE North 00°03'31" East, with the East line of said Olson tract, a distance of 80', an "x" found in concrete for corner;

SAVE AND EXCEPT:

Lot 1D, Block 1/7755, in Amending Plat Minor North Central Plaza West, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 201800214012, Real Property Records, Dallas County, Texas

FILED

2025 OCT 13 PM 12:51

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

6617 HAPPY TRAILS
DALLAS, TX 75241

00000010577815

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.

1. Date, Time, and Place of Sale.

Date: November 04, 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 June 30, 2011 and recorded in Document INSTRUMENT NO. 201100177940 real property records of DALLAS County, Texas, with SILVIA TAMAYO, grantor(s) and DALLAS HABITAT FOR HUMANITY, INC AKA DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SILVIA TAMAYO, securing the payment of the indebtednesses in the original principal amount of \$57,650.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DALLAS AREA HABITAT FOR HUMANITY, INC. AKA DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT 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.

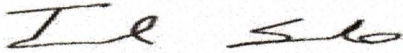
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any 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 10/13/25 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: 10/13/25

6617 HAPPY TRAILS
DALLAS, TX 75241

00000010577815

00000010577815

DALLAS

EXHIBIT "A"

BEING LOT 23, BLOCK Q/8292, OF CEDAR CREEK RANCH PHASE TWO, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED UNDER CC# 20070288052, MAP RECORDS, DALLAS COUNTY, TEXAS.

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 OCT 13 PM 1:18

DATE: October 13, 2025

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY M4 DEPUTY

DEED OF TRUST:

Date: November 26, 2024

Grantor: NAOMI NELSON

Beneficiary: INVESTMARK MORTGAGE LLC

Trustee: KEVIN VELA

Substitute Trustee: ROBERT E. BLACK, MIKE HANNA, 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. 202400242827, Real Property Records, Dallas County, Texas.

PROPERTY:

Lot 21, Block 29/6227, PIEDMONT ADDITION, SECOND INSTALLMENT, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 19, Page 347, Plat Records, Dallas County, Texas, also known as 7405 Daingerfield Drive, Dallas, Texas 75227.

NOTE SECURED BY DEED OF TRUST:

Date: November 26, 2024

Original Principal Amount: \$258,300.00

Holder: INVESTMARK MORTGAGE LLC

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

PLACE OF SALE OF PROPERTY:

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.



MIKE HANNA

2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE 13 PM 1:18

DATE: October 13, 2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY MH DEPUTY

DEED OF TRUST:

Date: October 7, 2024

Grantor: NAOMI NELSON

Beneficiary: INVESTMARK MORTGAGE LLC

Trustee: KEVIN VELA

Substitute Trustee: ROBERT E. BLACK, MIKE HANNA, 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. 202400207703, Real Property Records, Dallas County, Texas.

PROPERTY:

Lot 13, Block D/7296, ANDOVER HILL ADDITION, Installment #3, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 21, Page 59, Plat Records, Dallas County, Texas, also known as 2721 San Marcus Avenue, Dallas, Texas 75228.

NOTE SECURED BY DEED OF TRUST:

Date: October 7, 2024

Original Principal Amount: \$238,000.00

Holder: INVESTMARK MORTGAGE LLC

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

PLACE OF SALE OF PROPERTY:

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.



MIKE HANNA
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Texas 78746
(512) 477-1964

FILED

Notice of Foreclosure Sale

2025 OCT 14 AM 10:16

October 13, 2025

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: August 30, 2024

Grantor: Cesar Ramirez Reyes and Delmis Onoria Nunez

Trustee: Charles H. Newman

Lender: T & S Solutions, Inc.

Recorded in: Instrument No. 202400178853 of the real property records of Dallas County, Texas

Legal Description: Lot 3 in Block 18 of EAGLE FORD PLAZA NO. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 12, Page 46A of the Map Records of Dallas County, Texas

Property Address: 4527 Ottawa Drive, Dallas, Texas 75212

Secures: Promissory Note ("Note") in the original principal amount of \$247,000.00, executed by Cesar Ramirez Reyes and Delmis Onoria Nunez ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

Substitute Trustee's
Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, November 4, 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 11:00 A.M. and not later than three hours thereafter.

Place: 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

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 T & S Solutions, Inc.'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, T & S Solutions, Inc., 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 T & S Solutions, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with T & S Solutions, Inc.'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 T & S Solutions, Inc. 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 T & S Solutions, Inc.. 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.** 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.

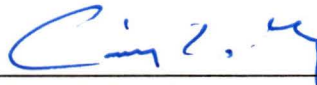
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or

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 MORTGAGE SERVICER.



Craig C. Lesok
Attorney for Mortgagee
SBOT No. 24027446



Craig C. Lesok
226 Bailey Ave, Ste 101
Fort Worth, TX 76107
Telephone (817) 882-9991
Telecopier (817) 882-9993
E-mail: craig@lesoklaw.com

FILED

2025 OCT 14 AM 11:23

TRUSTEE'S NOTICE OF SALE

STATE OF TEXAS

§

COUNTY OF DALLAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY MA DEPUTY

WHEREAS, On August 6, 2024, ZSFM Enterprises LLC executed and delivered a certain Deed of Trust (hereinafter "Deed of Trust") conveying to John Davenport, Trustee, the real estate hereinafter described to secure Ceasons Holdings, LLC in the payment of the debt described in said Deed of Trust and filed for record in the Real Property Records of Dallas County, Texas, under Clerk's File No. 202400158857; and

WHEREAS, there has been a default in the payment of the note described in said Deed of Trust; and Ceasons Holdings, LLC, the Note has been accelerated, and the beneficiary and owner of the aforesaid note, has requested that I enforce the sale provisions of the Deed of Trust;

NOW, THEREFORE, I, John Davenport, Trustee, whose address is 16818 Dallas Parkway, Dallas, Texas 75248, hereby give notice that I will, after due posting and filing of this notice as required by such Deed of Trust and the law, sell at the public venue to the highest bidder or bidders, for cash or cashier's check in form and substance acceptable to me at the base of the courthouse steps on the north side of the George Allen Courts Building facing Commerce Street below the overhang at 600 Commerce St, Dallas, Texas, the area designated in Dallas County by the Dallas County Commissioners as the place in which to hold real property foreclosures sales in Dallas County, the county in which said property is located, between 1:00 p.m. and 4:00 p.m. on **Tuesday, November 4, 2025**, the real property so described in and covered by the aforesaid Deed of Trust and more particularly described as follows, to-wit:

Being Lot 10, in Block "E"/6450, of Bradford Estates No. 5, an Addition to the City of Dallas, Dallas, County, Texas according to the Map thereof recorded in Volume 371, Page 1225, of the Map Records of Dallas County, Texas located at 3022 Kinkaid, Dallas, Texas.

together with: (i) all buildings, structures and other improvements now or hereafter situated on the foregoing described real property, (ii) all fixtures, equipment, apparatus, appliances, furniture, furnishings and other items now or hereafter attached to, installed in or used in connection with the foregoing described real property or improvements or buildings thereon including but not limited to any and all partitions, ducts, shafts, pipes, radiators, conduits, wiring, window screens and shades, drapes, rugs and other floor coverings, motors, engines, boilers, stockers, pumps, dynamos, transformers, generators, fans, blowers, vents, switchboards, compressors, furnaces, cleaning systems, call and sprinkler systems, fire extinguishing apparatus, water system, sewage disposal system, heating, plumbing, laundry, incinerating, air conditioning and air cooling systems, water, gas and electric equipment, and building materials, supplies and construction equipment of all of kinds, all of which property and things are hereby declared to be permanent accessions to the foregoing described real property, (iii) all rights, titles and interests now owned or hereafter acquired by Grantor in and to all easements, streets, roads, highways, and rights-of-way adjacent or contiguous to the foregoing described real property, (iv) all tracts or parcels of land and any interests therein presently owned by Grantor and contiguous to the foregoing described real property, (v) any strips or gores between the Land and

abutting or adjacent properties; (vi) all water and water rights, timber, crops and mineral interests; and (vii) all rights, titles, interests, leases, privileges, hereditaments, appurtenances, estates, reversions and remainders owned or to be owned by Grantor in and to all or any portion of the foregoing described properties (all of the aforesaid being hereinafter sometimes called the "Property").

Lender has elected to proceed with foreclosure as to both personal property, fixtures, and real property in accordance with the rights with respect to real property pursuant to Bus. & Com. Code Section 9.04(a)(2) and (b)(2).

The earliest the sale will take place is 1:00 p.m.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to return of the funds paid. Purchaser shall have no further recourse against the Trustee, Lender or Lender's attorney.

The sale will be made and the property accepted "AS IS, WHERE IS, WITH ALL FAULTS" subject to all matters of record.

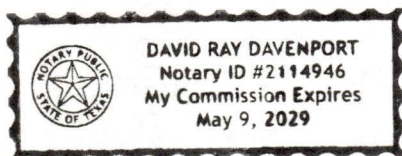
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Signed this 13 day of October, 2025

John Davenport
John Davenport, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 13 day of October, 2025, by John Davenport in his capacity as Trustee.



David Ray Davenport
Notary Public - State of Texas

**NOTICE OF FORECLOSURE SALE
AND
APPOINTMENT OF 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.

Deed of Trust:

Dated: December 23, 2024 (on or about)
Grantor: Aasirwad Property LLC
Trustee: Nish Desai
Original Beneficiary: Aasirwad Property LLC
Current Beneficiary: Black Label Capital, LLC
Recorded in: Instrument No. **202400263792** recorded on **December 31, 2024** in the official public deed records of **Dallas County, Texas.**

Legal Description: A 0.121 of an acre (5250 sq. ft.) out of the David Hunter 320 Acre Survey, Abstract No. 606, Dallas County, Texas, Being Lot E, Block 7238, City of Dallas, Dallas County, Texas, being also known as College Campus, College Park Addition, per plat recorded in Volume 84, Page 604, Deed Records of Dallas County, Texas, being all of called tract of land, Tract 6, described in a deed to Dallas Area Habitat For Humanity, Inc., A Texas Non-Profit Corporation, recorded in Document No. 201500048258, Official Public Records of Dallas County, Texas, said 0.121 acre tract being more particularly described as follows:

Beginning at a 1/2 inch iron rod found, with yellow cap, in the north right-of-way line of Duluth Street. (50' R.O.W.) at the southwest corner of Lot E, being the Habitat Tract 6, also being the southeast corner of Lot D, County Block 7238, as described in a deed to Yolanda Benavidez, recorded in Volume 2001151, Page 7689, Official Public Records of Dallas County, Texas, for the southwest corner hereof, from which the northeast intersection corner of Duluth Street and Harston Street, bears South 88° 33' 11" West a distance of 170 feet:

Thence North 02° 45' 17" West, a distance of 149.96 feet (North, 150 feet, record) with the west line of Lot E, being the Habitat Tract 6, also being the

FILED
2025 OCT 14 AM 11:37
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY 

west line of Lot D, being the Benavidez Tract, to a 1/2 iron rod found, with yellow cap, in the south line of an Alley (10' wide), at the northeast corner of Lot E, being Habitat Tract 6, being also the northeast corner of Lot D, being the Benavidez Tract, for the northwest corner hereof;

Thence North 88° 42' 53" East, a distance of 35.18 feet (East, 35 feet, record), with the north line of Lot E, being the Habitat Tract 6, being also the south line of the 10' wide Alley, to a 1/2 inch iron rod found, with yellow cap, at the northeast corner of Lot E, being the Habitat Tract 6, being also the northwest corner of Lot F, County Block 7238, as described in a 1/2 interest Quit Claim Deed from Sosa Roberto Rosabel Barahona to Elena Tapia Lopez, recorded in Document No. 2020000178944, Official Public Records of Dallas County, Texas, for the northeast corner hereof:

Thence South 02° 38' 39" East, a distance of 149.85 feet (South, 150 feet, record) with the east line of Lot E, being the Habitat Tract 6, being also the west line of Lot D, being the Barahona Tract, to a 1/2 inch iron rod found, with yellow cap, in the north right-of-way line of Duluth Street, at the southeast corner of Lot E, being the Habitat Tract 6, also being the southwest corner of Lot D, being the Barahona Tract, for the southeast corner hereof;

Thence South 88° 33' 11" West, a distance of 34.89 feet (West, 35 feet, record), with the south line of Lot E, being the Habitat Tract 6, being also the north right-of-way line of Duluth Street, to the point of beginning, containing 0.121 of an acre (5250 sq. ft.), more or less.

More commonly known as: 1901 Duluth Street, Dallas, Texas 75212

Foreclosure Sale:

Date: **Tuesday, November 4, 2025**

Time: The sale of the Property will be held between the hours of **10:00 A.M.** and **1:00 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 area located at the **north side of the George Allen Courts Building Facing Commerce Street at 600 Commerce St, Dallas, TX 75202**, or in the area otherwise designated by the Commissioner's Court pursuant to §51.002 of the Texas Property Code as amended.

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.

Substitute Trustee: Taylor J. Monroe, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha.

Default has occurred in the payment of the promissory note secured by the Deed of Trust, and in the performance of the obligations set forth in the Deed of Trust. Because of that default, **Black Label Capital, LLC** ("*Lender*" or "*Beneficiary*"), the owner and holder of said promissory note and Deed of Trust, 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "**AS IS**" **without any expressed or implied warranties**, except as to the warranties (if any) provided for under the Deed of Trust. 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.

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.

Dated: October 14, 2025

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'TJ Monroe', is positioned above a horizontal line.

Taylor J. Monroe, Managing Attorney
The Monroe Law Firm, PLLC
SBN: 24117670
tmonroe@monroeelitelaw.com
5700 Tennyson Parkway, Ste. 300
Plano, Texas 75024
(972) 619-3588
www.monroeelitelaw.com

Notice of Substitute Trustee Sale

F25-00284 TX
6723192813 / 7241499354

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.

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

Date: **11/04/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street;** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

LEGAL DESCRIPTION: SEE EXHIBIT "A"

APN: 00C61580000E00208

Commonly known as: **9809 Walnut Street, Unit 208, Dallas, TX 75243**

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 07/22/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 07/25/2024 as Instrument No. 202400149068 of the Real Property Records of Dallas County, Texas.

Trustor(s):	THAYNE CAPITAL LLC, an Arizona limited liability company	Original Beneficiary:	Velocity Commercial Capital, LLC, a California Limited Liability Company
Current Beneficiary:	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-5	Loan Servicer:	PHH Mortgage Services
Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples		

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical

FILED
2025 OCT 14 AM 11:54
JOHN E. HARRIS
COUNTY CLERK
DALLAS COUNTY
BY: [Signature]

condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$56,250.00, executed by THAYNE CAPITAL LLC, an Arizona limited liability company, and payable to the order of Velocity Commercial Capital, LLC, a California Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of THAYNE CAPITAL LLC, an Arizona limited liability company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-5 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

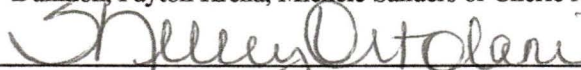
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-5
2945 Townsgate Road
Suite 110
Westlake Village, CA 91361
Jesse Mendez
jmendez@velocitycommercial.com
(818) 483-1818

Dated: 10/13/2025

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



Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:
Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT "A"
LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the City of Dallas, County of Dallas, State of Texas, and being more particularly described as follows:

Unit No. 208, in Building E, together with an undivided percent interest in and to the Common Elements of RICHLAND TRACE CONDOMINIUM, a Condominium Regime, in Dallas County, Texas, all as fully described in and as located, delineated, and defined in the Declaration of Condominium and Survey Plats, By-Laws, and Exhibits attached thereto recorded in Volume 80239, Page 0009 of the Condominium Records of Dallas County, Texas; annexed by instrument recorded in Volume 81006, Page 2969 of the Condominium Records of Dallas County, Texas.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot In Block on the City of Dallas Tax Map.

Certificate of Posting

I, _____ do hereby certify that I am a citizen of the
United States of America, over the age of 18 years, and competent, to be a witness relating to the matters
herein

I declare under penalty of perjury that on _____ I filed the Notice of Sale at
the office of the _____ County Clerk and caused same to be posted at the
_____ County courthouse.

Signature: _____

Declarants Name: _____

Date: _____

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

2025 OCT 14 AM 11:54

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY 14 DEPUTY

Date: September 26, 2025

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

Mortgagee: 1C7, LLC

Mortgagee's Address: 8640 CR 612, Mansfield, TX 76063

Note: Note dated January 19, 2021, in the amount of \$130,500.00

Deed of Trust:

Date: January 19, 2021

Grantor: Paula Fabian Garcia & Miriam Contreras

Mortgagee: 1C7, LLC

Recording Information: Recorded in Document No. 20210120000408

Property (including any improvements): Being Lot Five(5/6081) of Southgate No, an Addition to the City of Dallas County, Texas, according to the Map or Plat Thereof Recorded in Volume 13, Pages 185 of the Map Records of Dallas County, Texas.

County: DALLAS

Date of Sale: (first Tuesday of month) November 4, 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

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.

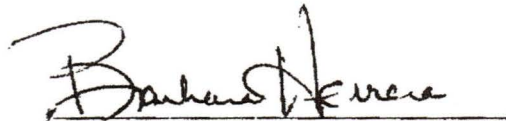
In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, 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 November 04, 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