

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: October 14, 2025

SUBSTITUTE TRUSTEE: SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA BROWN, CAROL DUNMON, PAYTON HREHA, JEFF BENTON, BENJAMIN K. WILLIAMS, OR BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: February 24, 2025

Grantor: M. EVERETT ENDEAVORS, LLC a Texas limited liability company

Beneficiary: LOAN RANGER CAPITAL INVESTMENTS REIT, LLC

Beneficiary's Mailing Address: 5000 Plaza on the Lake, Ste. 180
Austin, Texas 78746

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 202500041355, Official Public
Records, Dallas County, Texas

Property:

Lot 38, in Block 2248, of ERVAY PLACE ADDITION, an addition to the City of Dallas, Dallas County, Texas, according the map or plat thereof recorded in/under Volume 1, Page 443, of the Map Records of Dallas County, Texas.

NOTE:

Date: February 24, 2025

Amount: \$443,000.00

Debtor: M. EVERETT ENDEAVORS, LLC a Texas limited liability company

Holder: LOAN RANGER CAPITAL INVESTMENTS, LLC

DATE OF SALE OF PROPERTY:



FILED
2025 OCT 14 AM 11:54
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
TX

Tuesday, November 4, 2025, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

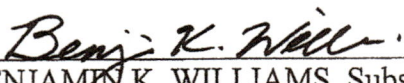
On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.


BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgagee

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

FILED

2025 OCT 14 PM 12:52

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about August 21, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Franchesta Herd, the present owner of said real property, to Tract S-3a Homeowners' Association, Inc. (dba Hunter's Bend Homeowners' Association, Inc.) (the "Association"); and

WHEREAS, the said Franchesta Herd has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, November 4, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 76, Block 5/8709, of Hunters Bend, Phase 2, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 2003188, Page 160, Map Records, Dallas County, Texas (5775 Goldfinch Way)

WITNESS my hand this 14 day of October, 2025

TRACT S-3A HOMEOWNERS' ASSOCIATION, INC.
(DBA HUNTER'S BEND HOMEOWNERS'
ASSOCIATION, INC.)

By: [Signature]
Lance E. Williams, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

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

FILED

2025 OCT 14 PM 12:52

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
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COUNTY OF DALLAS §

WHEREAS, on or about April 29, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Sergio Godinez Trust, the present owner of said real property, to 6754 Eastridge Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Sergio Godinez Trust has continued to default in the payment of its indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, November 4, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit Six (6), Building "C", and its appurtenant undivided interest in and to the general and limited common elements of Eastridge II, Townhomes Addition, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration, recorded in Volume 77168, Page 1363, Deed Records, Dallas County, Texas (6754 Eastridge Drive #6, Building C)

WITNESS my hand this 14 day of October, 2025

6754 EASTRIDGE HOMEOWNERS ASSOCIATION,
INC.

By: [Signature]
Lance E. Williams, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

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

FILED

2025 OCT 14 PM 12:52

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
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COUNTY OF DALLAS §

WHEREAS, on or about November 13, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Jose J. Aldana, the present owner of said real property, to Amour Vallee Condominium Association, Inc. (the "Association"); and

WHEREAS, the said Jose J. Aldana has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, November 4, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 9C, Block E/2365 of Lovedale Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Amended Plat thereof recorded under Clerk's File No. 202000152251 of the Map Records of Dallas County, Texas (7321 Bree Court)

WITNESS my hand this 14 day of October, 2025

AMOUR VALLEE CONDOMINIUM
ASSOCIATION, INC.

By: Chad Robinson

Chad Robinson, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

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

NOTICE OF ASSESSMENT LIEN SALE

FILED

2025 OCT 14 PM 12:52

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on or about September 24, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Blaz Korosec, the present owner of said real property, to Vine Condominiums Owners Association, Inc. (the "Association"); and

WHEREAS, the said Blaz Korosec has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, November 4, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 2, Building A, The Vine Condominiums, Phase I, a condominium regime to the City of Dallas, Dallas County, Texas, together with an undivided interest in and to the limited and general common elements, as same are defined in the Condominium Declaration thereof, recorded in County Clerk's File No. 20070142890 and amended in County Clerk's File Nos. 20070443906 and 20080336852, of the Official Public records of Dallas County, Texas; together with the easement estate pursuant to the certain access easement dated to be effective April 20, 2007 and recorded under Instrument File No. 20070142647, in the Official Public records of Dallas County, Texas; and the benefits and appurtenances on or appertaining to said real property and improvements. (3210 Carlisle Street, Unit 2)

WITNESS my hand this 14 day of October, 2025

VINE CONDOMINIUMS OWNERS
ASSOCIATION, INC.

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

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

FILED

NOTICE OF ASSESSMENT LIEN SALE

2025 OCT 14 PM 12:52

STATE OF TEXAS §
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COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

WHEREAS, on or about May 22, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Sanjay Singh and Sanjay Singh, the present owners of said real property, to Nikko Condominium Association (the "Association"); and

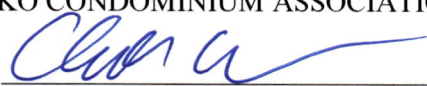
WHEREAS, the said Sanjay Singh and Sanjay Singh have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, November 4, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 103, Building 0, of NIKKO CONDOMINIUMS, a Condominium Regime in the City Of Dallas, Dallas County, Texas, according to the Declaration thereof recorded in County Clerk's Instrument No. 201500175846, Condominium Records, Dallas County, Texxas and ans undivided percent ownership interest in and to the General Common Elements of the Condominium Project, together with the Limited Common Elements appurtenant thereto. (4411 Bowser Avenue Unit 103)

WITNESS my hand this 14th day of October, 2025

NIKKO CONDOMINIUM ASSOCIATION
By: 
Chad Robinson, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

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

NOTICE OF ASSESSMENT LIEN SALE

FILED

2025 OCT 14 PM 12:52

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about April 14, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Alymar & Associates, LLC, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

WHEREAS, the said Alymar & Associates, LLC has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

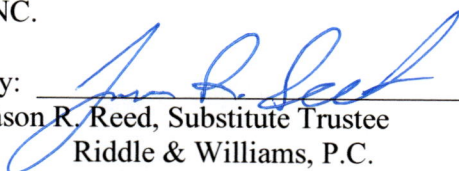
NOW, THEREFORE, notice is hereby given that on Tuesday, November 4, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 203, Building C, of Richland Trace Condominiums, a condominium in the City of Dallas, Texas, together with an undivided interest in the Common elements according to the Declaration recorded in Volume 80239, Page 9, Real Property Records, Dallas County, Texas. Together with amendments recorded in Volume 81119, Page 3385; Volume 82224, Page 3121 and supplements recorded in Volume 81006, Page 2969; Volume 81094, Page 2270; Volume 81113, Page 758; Volume 81114, Page 665; Volume 81177, Page 253; Volume 82178, Page 2258; Volume 8 (9805 Walnut Street Unit C203)

WITNESS my hand this 29th day of September, 2025

RICHLAND TRACE OWNERS ASSOCIATION,
INC.

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

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

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

2025 OCT 14 PM 12:52

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, on or about November 6, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Harold B. Tate, the present owner of said real property, to River Oaks Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Harold B. Tate has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, November 4, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 324, Building B, and an undivided interest in and to the general and limited common elements of River Oaks Condominium, a Condominium Regime in the City of Dallas, Dallas County, Texas, as more particularly described on Exhibit A attached hereto and incorporated herein by reference. (4837 Cedar Springs Road, Unit 324)

WITNESS my hand this 25th day of September, 2025

RIVER OAKS HOMEOWNERS ASSOCIATION,
INC.

By: Jason R. Reed
Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

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

FILED

2025 OCT 14 PM 12:52

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §

§

COUNTY OF DALLAS §

WHEREAS, on or about June 25, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Joe A. Fields, the present owner of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said Joe A. Fields has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, November 4, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 1187, Building MM, of Country Creek, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Declaration thereof recorded in Volume 79353, Page 388, Condominium Records, Dallas County, Texas; and an undivided 0.30 percent ownership interest in and to the General Common Elements of the Condominium Project, together with the Limited Common Elements appurtenant thereto (4620 Country Creek Drive, Unit 1187)

WITNESS my hand this 8 day of October, 2025

COUNTRY CREEK CONDOMINIUM
ASSOCIATION

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

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

FILED

2025 OCT 14 PM 12:51

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
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COUNTY OF DALLAS §

WHEREAS, on or about May 14, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Doris Buggs Gray, the present owner of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said Doris Buggs Gray has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, November 4, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 1159, Building HH, of Country Creek Condominium, plus an undivided 0.52 percent interest in the common elements as more fully described in the Condominium Declaration of Country Creek, a Condominium Regime in the City of Dallas, Texas according to Declaration thereof recorded in Volume 79252, Page 388 of the Condominium Records of Dallas County, Texas with any and all amendments (4667 Country Creek Drive, Unit 1159)

WITNESS my hand this 6 day of October, 2025

COUNTRY CREEK CONDOMINIUM
ASSOCIATION

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

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

FILED

2025 OCT 14 PM 12:51

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, on or about November 21, 2024, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Lafael Banks and Kamila J. Banks, the present owners of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said Lafael Banks and Kamila J. Banks have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, November 4, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 1168, Building JJ, of County Creek, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Declaration thereof recorded in Volume 79252, Page 388, Condominium Records, Dallas County, Texas (4614 Country Creek Drive, Unit 1168)

WITNESS my hand this 13 day of October, 2025

COUNTRY CREEK CONDOMINIUM
ASSOCIATION

By: 
Chad E. Robinson, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

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

FILED

2025 OCT 14 PM 1:28

NOTICE OF SALE

In accordance with:

- (1) the authority conferred upon **The Metropolitan at 1200 Main Street Condominium Association, Inc.** by those certain instruments entitled: (a) "Condominium Declaration for The Metropolitan at 1200 Main Street", (b) "First Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street", (c) "Second Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street", (d) "Third Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street", (e) "Fourth Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street", (f) "Fifth Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street", (g) "Sixth Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street", (h) "Seventh Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street", (i) "Eight Amendment to Condominium Declaration for The Metropolitan at 1200 Main Street" (collectively the "Declaration"), which is filed in the Official Public Records of Real Property of Dallas County, Texas, under Volume 2005118, Page 00099, et seq.; clerk file no. 20070136159; 20080046435; 20080295533; 201000031988; 201000292189; 201100332656; 201600229575; and 201800314187, respectively, and all amendments and supplements to the above referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];
- (2) the lien created in the Declaration in favor of **The Metropolitan at 1200 Main Street Condominium Association, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and
- (3) the deed recorded in the Official Public Records of Real Property of Dallas County, Texas conveying the property described below to Javier L. Luna & Maria V. Luna;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Javier L. Luna & Maria V. Luna resulting from Javier L. Luna & Maria V. Luna default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on November 4, 2025 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

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.

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at the North Side of the George Allen Courts Building facing 600 Commerce Street, which location is the area where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated by the Commissioner's Court in Dallas County, Texas, or as further

designated by the Dallas County Commissioners. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

Units 1905, of THE METROPOLITAN AT 1200 MAIN STREET, a condominium regime in the City of Dallas, DALLAS County, Texas, according to the Condominium Declaration dated June 16, 2005, recorded in/under Volume 2005118, Page 99 of the Deed Records of DALLAS County, Texas, as amended by instruments recorded under Clerk's File No 20070136159; 20080046435; 20080295533; 201000031988; 201000292189 and 201100332656 of the Real Property Records of DALLAS County, Texas, together with an undivided percentage interest in the Common Elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to said units and building, all as described in said Declaration.; more commonly known as; 1200 Main Street, Unit 1905, Dallas, TX 75202

The Substitute Trustee is authorized to represent the **The Metropolitan at 1200 Main Street Condominium Association, Inc.**, Inc. by virtue of the Appointment of Substitute Trustee. Pursuant to the Appointment of Substitute Trustee and the Texas Property Code § 51.0025, the Substitute Trustee is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Steptoe & Johnson, PLLC, as Substitute Trustee, is representing the Association, whose address is:

The Metropolitan at 1200 Main Street Condominium Association, Inc.
c/o Hisamitsu Shinoda
Steptoe & Johnson, PLLC
Attn: POA Department,
6900 Dallas Pkwy #600,
Plano, TX 75024.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE THE METROPOLITAN AT 1200 MAIN STREET CONDOMINIUM ASSOCIATION, INC.

The undersigned as authorized agent for The **The Metropolitan at 1200 Main Street Condominium Association, Inc.** does hereby remove the original trustee and all successor substitute trustees and appoints in their stead OSCAR BECERRA, LEAH BURTON, ANDREW L. MARTINEZ, HISAMITSU SHINODA, AND/OR BRADY ORTEGO, whose address is Steptoe & Johnson, PLLC, Attn: POA Department, 6900 Dallas Pkwy #600, Plano, TX 75024 as Substitute Trustee(s), who shall hereafter exercise all powers and duties set aside to the said original trustee under the Condominium Declaration for **The Metropolitan at 1200 Main Street Condominium Association, Inc.**; and further does hereby request, authorize, and instruct said Substitute Trustee(s) to conduct and direct the execution of remedies set aside to the beneficiary therein.

10/13/2025
EXECUTED this the ____ day of ____, 2025.

Signed by:

Hisamitsu Shinoda

F3F22FE8BC6D482

Oscar Becerra, Leah Burton, Andrew L.
Martinez, Hisamitsu Shinoda, and/or Brady
Ortego, Agent and Trustee for **The Metropolitan**
at 1200 Main Street Condominium Association,
Inc.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before Me, the undersigned Notary Public, on this day appeared by means of an interactive two-way audio and video communication, Hisamitsu Shinoda, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. This notarial act was an online notarization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of
10/13/2025, 2025.

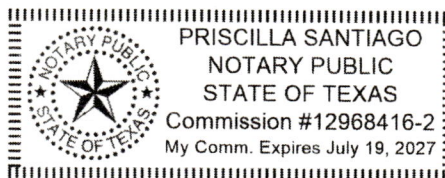
Signed by:

Priscilla Santiago

BB36174F59B54E4

Notary Public in and for the State of Texas

116335.00009



Notice of Trustee's Sale

FILED

2025 OCT 14 PM 1:49

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Date: October 14, 2025

Trustee: Gaylene Lonergan
Lonergan Law Firm PLLC
12801 North Central Expressway, Suite 150, Dallas, Tx, 75243

Lender: Husna Rathod

Note: Promissory Note dated May 14, 2024, in the original principal amount of \$255,000.00 executed by Catalina Hernandez-Banda and Eliza Lira.

Deed of Trust:

Date: May 14, 2024

Grantor: Catalina Hernandez-Banda and Eliza Lira

Lender: Husna Rathod

Recording information:

Recorded under Instrument Number 202400099108 of the County Clerk's Records, Dallas County, Texas.

Property:

Please see EXHIBIT A attached to and herein incorporated.

County: Tarrant

Date of Sale: ~~October 7, 2025~~ November 4, 2025

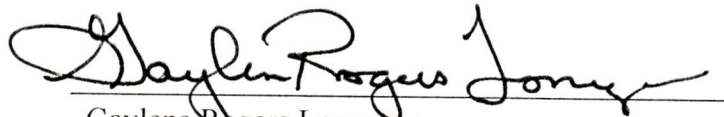
RKC

Time of Sale: 12:00 p.m. - 3 p.m.

Place of Sale: At the North Side of the George Allen Courts Building, located at 600 Commerce Street, Dallas, Texas 75202 facing Commerce Street below the overhang.

Gaylene Rogers Lonergan is the Trustee as appointed by Lender. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

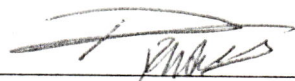
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Gaylene Rogers Lonergan

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on this 14th day of October 2025, by Gaylene Rogers Lonergan, Trustee.


Notary Public in and for the State of Texas

My Commission Expires:

Print/Typed Name of Notary

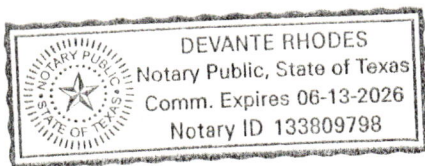


EXHIBIT A

Being a portion of Lot 23, Block 8819, of J.E. Biggs Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 68102, Page 2077, of the Plat Records of Dallas County, Texas, same being a tract of land conveyed to Husna Rathod, by deed recorded in Document No. 201700080481, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut set in concrete for corner, said corner being the Northeast corner of a tract of land conveyed to Husna Rathod, by deed recorded in Document No. 201700080480, Official Public Records of Dallas County, Texas, and lying along the Southwest line of Biggs Street (50 foot right-of-way);

THENCE South 45 degrees 27 minutes 00 seconds East, along the Southwest line of said Biggs Street, a distance of 25.00 feet to a point for corner, said corner being the Northwest corner of said remainder (201700080481) tract;

THENCE South 44 degrees 09 minutes 00 seconds West, along the Northwest line of said remainder (201700080481) tract, a distance of 210.00 feet to a point for corner, said corner being the Southwest corner of said remainder (201700080481) tract, and lying along the Northeast line of that tract of land conveyed to Dominic Sanchez, by deed recorded in Instrument No. 1743455, Official Public Records of Dallas County, Texas;

THENCE North 45 degrees 27 minutes 00 seconds West, along the Northeast line of said Sanchez tract, a distance of 25.00 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of said Rathod (201400080480) tract, and from which a 1/2 inch iron rod found bears North 22 degrees 31 minutes 24 seconds West, a distance of 0.76 feet for witness;

THENCE North 44 degrees 09 minutes 00 seconds East, along the Southeast line of said Rathod (201400080480) tract, a distance of 210.00 feet to a POINT OF BEGINNING and containing 5,250 square feet or 0.12 acres of land.

Said Property more commonly known as 13748 Biggs St, Dallas, TX 75353

FILED

2025 OCT 14 PM 2:24

8706, 8710, 8714 SAN LEANDRO DRIVE
DALLAS, TX 75218

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY M4 DEPUTY

00000010570612

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 17, 2024 and recorded in Document INSTRUMENT NO. 202400124156 real property records of DALLAS County, Texas, with DAX CAPITAL, LLC AND FORMAT DESIGN & CONSTRUCTION, LLC AND CLARK MODERN DESIGN & CONSTRUCTION LLC AND DOUGLAS HILDINGER MANAGING MEMBER, grantor(s) and SAN LEANDRO GROUP, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DAX CAPITAL, LLC AND FORMAT DESIGN & CONSTRUCTION, LLC AND CLARK MODERN DESIGN & CONSTRUCTION LLC AND DOUGLAS HILDINGER MANAGING MEMBER, securing the payment of the indebtednesses in the original principal amount of \$2,940,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SAN LEANDRO GROUP, LLC 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. The subject lots/parcels may be sold together or separately.

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. SAN LEANDRO GROUP, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SAN LEANDRO GROUP, LLC
2301 MIDDLE RIVER DRIVE
FORT LAUDERDALE, FL 33305

NTSS00000010570612*

NTSS00000010570612

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 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.

/s/ Ryan Bourgeois

Attorney for Mortgagee

**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 10-14-25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

Donna Stockman

Declarants Name: Donna Stockman

Date: 10-14-25

8706, 8710, 8714 SAN LEANDRO DRIVE
DALLAS, TX 75218

00000010570612

00000010570612

DALLAS

EXHIBIT "A"

BEING LOT 23, BLOCK 15/5242, LAKELAND TERRACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 87, MAP RECORDS OF DALLAS COUNTY, TEXAS, BEING THE SAME PROPERTY IN THAT CERTAIN WARRANTY DEED FROM ELBERT M. CRAIG AND WIFE, JANET CRAIG TO MICHAEL T. SCARBOROUGH AND WIFE MARY C. SCARBOROUGH, RECORDED IN VOLUME 83117, PAGE 4878, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS ON JUNE 15, 1983, WHICH PROPERTY IS MORE COMMONLY KNOWN AS 8706 SAN LEANDRO DRIVE, DALLAS, TEXAS 75218; AND,

BEING LOT 22, IN BLOCK 15/5242, OF LAKELAND TERRACE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 4, PAGE 87, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, BEING THE SAME PROPERTY IN THAT CERTAIN GENERAL WARRANTY DEED FROM BEVERLY D. HOWARD TO ROBIN L. PECKOVER, RECORDED ON JANUARY 28, 2010 AS INSTRUMENT NUMBER 201000022365, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, WHICH PROPERTY IS MORE COMMONLY KNOWN AS 8710 SAN LEANDRO DRIVE, DALLAS, TEXAS 75218; AND

BEING LOT 21, BLOCK 15/5242, LAKELAND TERRACE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 87, MAP RECORDS OF DALLAS COUNTY, TEXAS, BEING THE SAME PROPERTY IN THAT CERTAIN WARRANTY DEED FROM TIVOLI CONSTRUCTION TO ANDREW PEELE RECORDED ON MARCH 23, 2021 AS INSTRUMENT NUMBER 202100083156, REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS, WHICH PROPERTY IS MORE COMMONLY KNOWN AS 8714 SAN LEANDRO DRIVE, DALLAS, TEXAS 75218.

7B

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on April 27, 2017, DANIEL CABALLERO GUERRERO, OTILIA FAZ, and VALERIE CORTEZ, executed a Deed of Trust conveying to DEREK HAUSHEER, Trustee, the Real Estate hereinafter described, to secure WIN CITYSCAPE, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 201700143382 of the Deed of Trust Records of Dallas County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 4th day of NOVEMBER, 2025, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

BEING LOT 28A, BLOCK 7/6887, OF W. R. MURPHY SUBDIVISION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 74242, PAGE 488, PLAT RECORDS, DALLAS COUNTY, TEXAS. MORE COMMONLY KNOWN AS 2527 SYLVIA STREET, DALLAS, TEXAS.

WITNESS MY HAND, this 14 day of October, 2025.


DARRIN W. STANTON, Substitute Trustee

FILED
2025 OCT 14 PM 2:36
JOHN E. HARRIS
COUNTY CLERK
DALLAS COUNTY
BY

TB

NOTICE OF TRUSTEE'S SALE **BY SUBSTITUTE TRUSTEE**

WHEREAS, on December 15, 2018, JOSE A. GALAN, JUANA ZUNIGA AND ISRAEL RAMIREZ executed a Deed of Trust conveying to MELANIE D'SILVA, Trustee, the Real Estate hereinafter described, to secure HISLAND CORP, a Texas corporation, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 201800330367 of the Deed of Trust Records of Dallas County, Texas; and

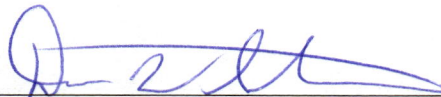
WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 4th day of **NOVEMBER, 2025**, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 6, BLOCK 5/1829, OF SPRINGDALE ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 412, MAP RECORDS, DALLAS COUNTY, TEXAS. ALSO KNOWN AS 2711 SPRINGDALE ST. DALLAS, TEXAS.

WITNESS MY HAND, this 14 day of OCTOBER, 2025.


DARRIN W. STANTON, Substitute Trustee

BY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2025 OCT 14 PM 2:36

FILED

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: OCTOBER 10, 2025

NOTE: Commercial Promissory Note, as renewed, modified, or extended, described as follows:

Date: October 8, 2020
Maker: CLS Cattle and Livestock LLC
Payee: Loan Funder LLC, Series 15305
Original Principal Amount: \$170,950.00

FILED
2025 OCT 14 PM 3:06
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

DEED OF TRUST: Commercial Deed of Trust, Security Agreement, and Fixture Filing, described as follows:

Date: October 8, 2020
Grantor: CLS Cattle and Livestock LLC
Trustee: Glenn Adams, PC
Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as a nominee for Payee and Payee's successors and assigns
Recorded: Document No. 202000283228 Real Property Records, DALLAS County, Texas

LENDER: Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust IX-A

BORROWER: CLS Cattle and Livestock LLC

PROPERTY: The real property described as follows:

Commonly known as: 2166 VAN CLEAVE DRIVE, DALLAS, TEXAS 75216

Legally described as: LOT 23, IN BLOCK A/5857, OF CEDAR CREST COUNTRY CLUB ESTATES PART 2-SECTION M-1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 17, PAGE 383, OF THE MAP RECORDS OF DALLAS

COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

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

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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

NOVEMBER 4, 2025, the first Tuesday of the month, to commence at 11:00 AM or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

EXECUTED effective as of OCTOBER 10, 2025.

SUBSTITUTE TRUSTEE

Sign: 

Print: David Garvin

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

COUNTY OF DALLAS

DEED OF TRUST:

Date: July 1, 2022
Grantor: Jacob Wesley Oxford, Jr.
Original Beneficiary: Cadence Bank
Trustee: Charles J. Pignuolo
Recording Info: Clerk's File No. 202200185457 and Correction Instrument recorded under Clerk's File No. 202400234597 of the Real Property Records of Dallas County, Texas

CURRENT BENEFICIARY: Cadence Bank

SUBSTITUTE TRUSTEE: David Garvin and/or Jeff Benton and/or Brandy Bacon and/or Michelle Schwartz and/or Guy Wiggs and/or David Stockman and/or Donna Stockman and/or Janet Pinder and/or Jamie Dworsky and/or Angela Cooper Brown and/or Kelly Goddard and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

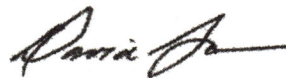
PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

DATE OF SALE: Tuesday, November 4, 2025
TIME OF SALE: No earlier than 11:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Dallas County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Dallas County Courthouse, or, if there is no such entrance, then at the west wall of the Dallas County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein 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 service to the sender of this notice immediately.

DATED: October 14, 2025



David Garvin and/or Jeff Benton and/or Brandy Bacon and/or Michelle Schwartz and/or Guy Wiggs and/or David Stockman and/or Donna Stockman and/or Janet Pinder and/or Jamie Dworsky and/or Angela Cooper Brown and/or Kelly Goddard and/or Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

Exhibit “A”

Unit No. 1005, in Building A and its appurtenant undivided interest in and to the general and limited common elements of Twenty-One Turtle Creek Condominiums, a condominium regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration, recorded in/under Volume 80077, Page 13, Real Property Records, Dallas County, Texas, together with any and all amendments and/or supplements.

Notice of Foreclosure Sale

November 4th, 2025

FILED

2025 OCT 14 PM 3:06

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: April 8, 2014

Grantor: Kristina Louise Aguilar

Trustee: C.E. Williams

Lender: AGN, LLC

Recorded in: INT201500019480 DD04082014

Legal Description: BEING PART OF LOT 24, IN BLOCK 16/6634 OF BECKLEY HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 293, PLAT RECORDS, DALLAS COUNTY, TEXAS. [654 Mannington, Dallas, TX 75232)

Secures: Real Estate Note ("Note") in the original principal amount of \$45,000.00, executed by Kristina Louise Aguilar ("Borrower") and payable to the order of Lender

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 11:00 A.M. and no later than three hours thereafter

Place: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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 AGN, LLC'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, AGN, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of AGN, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with AGN, LLC'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If AGN, LLC 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 AGN, LLC. 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, 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 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.



C.E. Williams, Esq.
4747 W. Northwest Highway
Ste. 120-190
Dallas, TX 75220
Telephone (214) 675-3800
Telecopier (214) 615-1386

Substitute Trustees

C.E. Williams
David Garvin
Jeff Benton
Brandy Bacon
Michelle Schwartz
Guy Wiggs
David Stockman
Donna Stockman
Janet Pinder
Jamie Dworsky
Angela Cooper Brown
Kelly Goddard

October 10, 2025

Kristina Louise Aguilar
654 Mannington
Dallas, TX 75232

Re: Notice of acceleration and foreclosure sale regarding the following instruments, among others (collectively, the "Loan Documents"):

Deed of Trust ("Deed of Trust"):

Dated: April 8, 2014

Grantor: Kristina Louise Aguilar

Trustee: C.E. Williams

Lender: AGN, LLC

Recorded in: INT201500019480 DD04082014

Legal Description: BEING PART OF LOT 24, IN BLOCK 16/6634 OF BECKLEY HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 293, PLAT RECORDS, DALLAS COUNTY, TEXAS.
[654 Mannington, Dallas, TX 75232]

Secures: Real Estate Note ("Note") in the original principal amount of \$45,000.00, executed by Kristina Louise Aguilar ("Borrower") and payable to the order of Lender

Dear Kristina Louise Aguilar:

This letter is written at the request and on behalf of our client, AGN, LLC. Written notice dated September 11, 2025, was served by AGN, LLC by certified mail, return receipt requested, informing Borrower of the existence of one or more defaults under the Note and the Deed of Trust ("Defaults"). The Note, among other things, constitutes part of the indebtedness secured by the Deed of Trust ("Indebtedness"). In that notice, demand was made on Borrower to pay the unpaid past due amounts then owing under the Note and Borrower was advised of AGN, LLC's intention to accelerate the maturity of the Note if the Defaults were not cured.

According to the records of AGN, LLC, Borrower has not cured the Defaults. Therefore, AGN, LLC, by this letter, accelerates the maturity of the Indebtedness (including all unpaid principal of, and all lawful accrued and unpaid interest and other lawful amounts due under, the Note) and declares the entire Indebtedness immediately due and payable. AGN, LLC makes demand (1) on Borrower and on all persons and entities obligated on the Note (except to the extent that obligation is expressly limited by written contract or applicable law) for payment in full of the entire Indebtedness and (2) on Grantor for payment of rents and proceeds of any rents to which AGN, LLC is entitled under the Loan Documents and Texas Property Code chapter 64, Assignment of Rents to Lienholder.

AGN, LLC has instructed Trustee to sell the Property (as defined in the notice below) at a nonjudicial foreclosure sale ("Foreclosure Sale"). A copy of the Notice of Foreclosure Sale ("Notice") specifying the date, time, place, and terms of the Foreclosure Sale is enclosed with this letter. If all amounts due and owing have not been paid or if other arrangements satisfactory to AGN, LLC have not then been made by the Foreclosure Sale, Trustee will conduct the Foreclosure Sale on the date and at the time and place specified in the Notice, as authorized by and in accordance with the provisions of the Deed of Trust and applicable law.

If the proceeds of the Foreclosure Sale are insufficient to repay the Indebtedness, then, except to the extent the Indebtedness is expressly nonrecourse or any party's liability is expressly limited by written contract or applicable law, each person and entity obligated to repay the Indebtedness will be jointly and severally liable for the deficiency.

If any party who receives this letter is a debtor in a bankruptcy proceeding subject to the provisions of the United States Bankruptcy Code (title 11 of the United States Code), this letter is merely intended to be written notice of the defaults under the Note in compliance with the Loan Documents and applicable law. This letter is not an act to collect, assess, or recover a claim against that party, nor is this letter intended to violate any provisions of the Code. Any and all claims that AGN, LLC asserts against that party will be properly asserted in compliance with the Code in the bankruptcy proceeding. In addition, all of AGN, LLC's claims, demands, and accruals regarding the Loan Documents, whenever made, and whether for principal, interest, or otherwise, are intended to comply in all respects, both independently and collectively, with all applicable usury laws, and are accordingly limited so that all applicable usury laws are not violated.

Nothing contained in this letter is intended to waive any default or event of default; waive any rights, remedies, or recourses available to AGN, LLC; or be an election of remedies resulting from any default that may exist with respect to the Loan Documents.

You may contact Al Nail of AGN, LLC at P.O. Box 12628, Dallas, Texas, 75225, 469-939-8879, regarding any questions that you may have, including the outstanding balance of the past due amounts on the Note as of any particular date. If you have any questions that you believe I can answer, you or your attorney may contact me at the telephone number or address listed below.

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.

Sincerely yours,



C.E. Williams
Attorney for AGN, LLC
State Bar No.: 24042163
creedewilliams@gmail.com
4747 W. Northwest Highway
Ste. 120-190
Dallas, TX 75220
(214) 675-3800
(214) 615-1386

Substitute Trustees

C.E. Williams
David Garvin
Jeff Benton
Brandy Bacon
Michelle Schwartz
Guy Wiggs
David Stockman
Donna Stockman
Janet Pinder
Jamie Dworsky
Angela Cooper Brown
Kelly Goddard

Certified Mail No. /CONFIRMED DELIVERY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 OCT 14 PM 3:04

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENT

COUNTY OF DALLAS

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JOHN E. WARREN

DALLAS COUNTY

BY _____ DEPUTY

WHEREAS, by Deed of Trust, dated **AUGUST 29, 2022**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202200234473** of the Deed Records of **DALLAS** County, Texas, executed by **YOLIS RUEDA**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS INC**, the property situated in the County of **DALLAS**, Texas, to wit:

LOT 25, BLOCK 1/4380, RESUBDIVISION OF LEA CREST ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGE 351, PLAT RECORDS, DALLAS COUNTY, TEXAS.
aka: 2014 Stovall Dr., Dallas, TX 75216.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$170,000.00** executed by **YOLIS RUEDA**, and made payable to **First Funding Investments, Inc.**;

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 4th day of NOVEMBER, 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness.

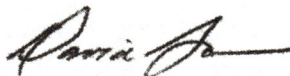
2014 Stovall Dr., Dallas, TX 75216.

The sale will take place at the **Dallas County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

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

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



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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED

2025 OCT 14 PM 3:04

JOHN F. WARREN
COUNTY CLERK

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENT

COUNTY OF DALLAS

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WHEREAS, by Deed of Trust, dated **JANUARY 2, 2024**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202400022849** of the Deed Records of **DALLAS** County, Texas, executed by **MANAHAGA ENTERPRISES INC.**, to **CARRIE WAIBEL or ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

LOT 10, BLOCK I/4239, OF THE HIGHLANDS ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 347, MAP RECORDS OF DALLAS COUNTY, TEXAS.

aka: 1546 Southerland Ave., Dallas, TX 75203.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$171,000.00** executed by **MANAHAGA ENTERPRISES INC.**, and made payable to **First Funding Investments, Inc.**;

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

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

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

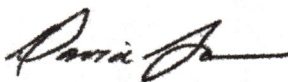
1546 Southerland Ave. Dallas. TX 75203

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

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

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

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



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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF **DALLAS**

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KNOWN ALL MEN BY THESE PRESENT

FILED
2025 OCT 14 PM 3:03
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, by Deed of Trust dated **AUGUST 2, 2024**, recorded under **DALLAS** County Clerk's File #**202400158509**, Deed Records, **DALLAS** County, Texas, executed by **DARDEN PRIORITY TAXES, LLC**, to **CARRIE WAIBEL OR ROSIE ROSALES**, Trustee, for the benefit of **FIRST FUNDING INVESTMENTS, INC.**, with the property situated in the County of **DALLAS**, Texas, to wit:

LOT 8, BLOCK D/6899, SYMPHONY SECTION NO. 2 OF SINGING HILLS, ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 49, PAGE 215, PLAT RECORDS, DALLAS COUNTY, TEXAS.

aka: 6320 Rhapsody Ln., Dallas, TX 75241.

(herein the "Property") to secure that certain Promissory Note therein described in the original principal amount of **\$149,000.00**, executed by **DARDEN PRIORITY TAXES, LLC**, and made payable to the order of **FIRST FUNDING INVESTMENTS, INC.**

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **4th day of NOVEMBER 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **DALLAS County Courthouse**, pursuant to 51.002 of the Texas Property code as the place where foreclosure sale is to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

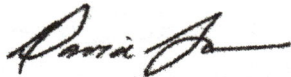
NOTICE IS FURTHER GIVEN that the foreclosure sale will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m., I will sell said real estate at the area of

6320 Rhapsody Ln., Dallas, TX 75241

the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sales will begin at **11:00 A.M.** or not later than three (3) hours thereafter.

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

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



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

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

Notice of Substitute Trustee's Sale

Date: October 13, 2025

Substitute Trustee:

David Garvin, Jeff Benton, Brandy Bacon,
Michelle Schwartz, Guy Wiggs, David
Stockman, Donna Stockman, Janet Pinder,
Jamie Dworsky, Angela Cooper Brown, Kelly
Goddard, Cole Emert

Substitute Trustee's Address:

Foreclosure Services, LLC
8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Mortgagee: Trident Realty Investments Atlas SPV LLC, a Texas limited liability company

Note: Note dated July 14, 2023, in the amount of \$188,117.00.

Deed of Trust

Date: July 14, 2023

Grantor: Emmanuel Jermond Salter

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Recording information: Recorded on July 17, 2023, under Clerk's Instrument No. 202300140905 of the official public records of Dallas County, Texas

PROPERTY:

LOT 21, BLOCK L/6639, POLK TERRACE ADDITION, SECOND INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 28, PAGE 43, MAP RECORDS, DALLAS COUNTY, TEXAS.

Commonly known as: 725 Emberwood Dr, Dallas, TX 75232

County: Dallas County

Date of Sale (first Tuesday of month): November 4, 2025

Time of Sale: The earliest time at which the sale shall occur is 11:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

FILED
2025 OCT 14 PM 3:03
JOHN E. WARMEN
COUNTY CLERK
DALLAS COUNTY
BY _____

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONERS.

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.

Mortgagee David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, Cole Emert, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, Cole Emert.

Notice of Substitute Trustee's Sale

Date: October 13, 2025

Substitute Trustee:

David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, Cole Emert.

Substitute Trustee's Address:

8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Mortgagee: Trident Realty Investments Atlas SPV, LLC, a Texas limited liability company

Note: Note dated March 11, 2024, in the amount of \$980,000.00

Deed of Trust

Date: March 11, 2024

Grantor: Bowen Property Group LLC

Mortgagee: Trident Realty Investments Atlas SPV, LLC, a Texas limited liability company

Recording information: Recorded on March 12th, 2024, under Clerk's Instrument No. 202400049949 of the official public records of Dallas County, Texas

Property: Being Lot 31, Block C/7439, of Preston Downs No. 3, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 49, Page 91, Map Records, Dallas County, Texas.

County: Dallas County

Date of Sale (first Tuesday of month): November 4, 2025

Time of Sale: The earliest time at which the sale shall occur is 11:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONERS.

FILED
2025 OCT 14 PM 3:00
JOHN F. HANSEN
COUNTY CLERK
DALLAS COUNTY
BY _____

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.

Mortgagee David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Kelly Goddard, Cole Emert, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Kelly Goddard, Cole Emert.

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **April 22, 2025**, **Realatico LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **NIGHTINGALE LAW GROUP, PLLC**, Casey Marcin, Katie Wollfarth and Walker M.F. Smith, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$730,060.75**, payable to the order of **Tejas Flipco Financial, LLC**, which Deed of Trust is recorded **under Clerk's File No. 202500087174** in the **Real Property Records of Dallas County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

LOT 19, BLOCK B/6115 OF LAKE HIGHLANDS VILLAGE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 78182, PAGE 24, MAP RECORDS, DALLAS COUNTY, TEXAS, commonly known as 9607 Greensprint Drive, Dallas, Texas 75238; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Jeff Benton, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

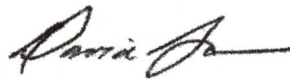
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Tejas Flipco Financial, LLC**, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, November 04, 2025**, being the first Tuesday of such month, at the county courthouse of **Dallas County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **11 AM**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, November 04, 2025**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of October 14, 2025.



Signature

David Garvin

, Substitute Trustee
Printed Name

Matter No. 2086

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED
2025 OCT 14 PM 3:00
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **March 18, 2024**, **JIREH INVESTMENTS TEAM, LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$185,500.00**, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded **under clerk's file number 202400058426** in the **Real Property Records of Dallas County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Lot 11 in Block 3/6716 of Lake June Terrace No. 1, an addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 48, Page 145 of the Map Records of Dallas County, Texas, commonly known as 10061 Neosho Drive, Dallas, Texas 75217; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal owner of the indebtedness described in the Deed of Trust appointed **David Garvin, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper Brown, Jeff Benton, Clifford D. Harmon, Kelly Goddard and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

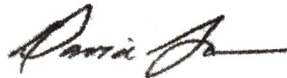
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Jet Lending, LLC, the legal owner of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, November 04, 2025**, being the first Tuesday of such month, at the county courthouse of **Dallas County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **11 AM**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, November 04, 2025**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of October 14, 2025.



Signature

David Garvin

Printed Name

, Substitute Trustee

Matter No. 2026

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254. All substitute trustees may be contacted through that address.

FILED
2025 OCT 14 PM 3:03
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: March 7, 2025

Grantor: Justin D. Robinson

Trustee: Ronald K. Ballard

Lender: Greenwing Investments, LLC

Current Holder: Greenwing Investments, LLC

Recorded in: Deed of Trust, Dallas County, Texas as instrument number 202500048414.

Legal Description: BEING Lot 1, in Block E/4965 of WESTMORELAND HEIGHTS NO. 2, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 8, Page 39, Map Records of Dallas County, Texas;

Commonly known as: 3228 Emmett St, Dallas, Tx 75211;

Secures: Secured Promissory Note ("Note") in the original principal amount of \$170,000.00, executed by Justin D. Robinson, ("Borrower") and payable to the order of Lender, now held by Greenwing Investments, LLC.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Michael P. Gomez, Alex Londoff, or any of them acting alone.

Substitute Trustee's Addresses:

David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Michael P. Gomez
1244 SOUTHRIDGE CT, STE 102
HURST, TX 76053

Alex Londoff
c/o 1244 Southridge Court
Suite 102

FILED

2025 OCT 14 PM 3:02

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY _____ DEPUTY

Hurst, TX 76053

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 1:00 PM and not later than three hours thereafter.**

Place: Dallas County Courthouse, in Dallas County, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

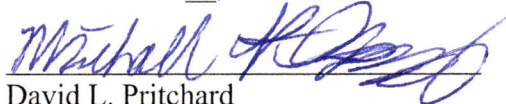
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and 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.

Date: October 14, 2025



David L. Pritchard

Michael P. Gomez

Attorney for Mortgagee

1244 SOUTHRIDGE CT, STE 102

HURST, TX 76053

Telephone (817) 285-8017

Telecopier (817) 285-0224

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

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.

WHEREAS, by that certain Deed of Trust dated **February 28, 2024**, executed by Charles E. Carrier as President of Carrier Residential Properties ("**Grantor**"), to Marilyn Miele (the "**Grantee**"), recorded in Document No. # 202400040356 of the Real Property Records of Dallas County, reference to which is hereby made for all purposes, Grantor conveyed to the Grantee that certain real property hereinafter described, (the "**PROPERTY**"), which Deed of Trust secures the payment of that certain \$25,000.00 Real Estate Lien Note (the "**NOTE**").

WHEREAS, **Marilyn Miele** is the LENDER/GRANTEE, whose address is 301 Commerce St, Ste. 3500, Fort Worth, Texas 76102.

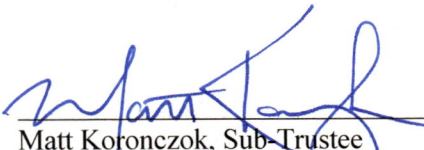
WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the Trustee in the manner authorized by said Deed of Trust; and

WHEREAS, on September 30, 2025 in Cause Number 342-365566-25, the 342nd District Court of Tarrant County Texas, authorized the foreclosure sale of the Property, Order attached. The entire unpaid principal balance and all accrued but unpaid interest owing under the Note has been accelerated and is now wholly due, and the owner and holder of the Note has requested the undersigned to sell the Property in accordance with Section 51.002 of the Texas Property Code and the terms of the Deed of Trust, in order to satisfy the indebtedness evidenced by the Note and secured by the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 4, 2025**, that being the first Tuesday of said month, between 11:00 o'clock A.M. and three (3) hours thereafter, the undersigned will sell the Property at the **NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING 600 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**, as the area where such sales are to take place. The Property will be sold to the highest bidder for cash.

The Real Property is described on **Exhibit A**, attached hereto.

EXECUTED as of October 14, 2025.



Matt Koronczok, Sub-Trustee
Brian Smith, Substitute Trustee
Caleb Moore, Substitute Trustee

FILED
2025 OCT 14 PM 4:31
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY 

**UPON RECORDING,
PLEASE RETURN TO:**
WHITAKER, CHALK, SWINDLE & SCHWARTZ PLLC
301 Commerce Street, Suite 3500
Fort Worth, Texas 76102
Attn: Caleb I. Moore

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described Condominium Unit and Limited Common Elements appurtenant thereto, together with an undivided interest in the General Common Elements located in and being part of Braemar Place Condominiums, a Condominium Project, to the City of Dallas, Dallas County, Texas, as fully described in and as located, delineated and as defined in the Condominium Declaration together with the Survey Plat, By-Laws, Amendments and/or Exhibits attached thereto, recorded in/under Volume 82064, Page 3, Condominium Records, Dallas County, Texas.

Condominium Unit Number 4, and the space encompassed by the boundaries thereof; and An undivided 10.8% percent ownership interest in and to the General Common Elements of the Condominium Project, together with the limited common elements appurtenant thereto.

More commonly known as 4623 Gaston Avenue, Unit 4, Dallas, Texas 75206.

342-365566-25

342-365566-25

CAUSE NO. 342-365566-25

FILED
TARRANT COUNTY
9/30/2025 4:41 PM
THOMAS A. WILDER
DISTRICT CLERK

FILED
TARRANT COUNTY
9/29/2025 5:01 PM
THOMAS A. WILDER
DISTRICT CLERK

MARILYN L. MIELE,

Plaintiff,

v.

WELBORN FINANCIAL, LLC AKA
LEGACY FINANCIAL GROUP,
ROBERT BYRON WELBORN,
INDIVIDUALLY, VICKIE WELBORN,
INDIVIDUALLY AND AS MANAGING
MEMBER OF PRIVATE MORTGAGE
INCOME, LLC, ADVISORY SERVICES
NETWORK, LLC, C&C RESIDENTIAL
PROPERTIES, and CHARLES E.
CARRIER, INDIVIDUALLY, CARRIER
RESIDENTIAL PROPERTIES, INC,
ELMA A. AGUILAR and VICTOR M.
AGUILAR RECINOS, INDIVIDUALLY

Defendants.

IN THE DISTRICT COURT OF

TARRANT COUNTY, TEXAS

342 JUDICIAL DISTRICT

AGREED ORDER OF FORECLOSURE

On this day came on to be considered by the Court, Plaintiff's Motion for Judicial Foreclosure of the below listed Properties. The Court takes judicial notice that Defendants' **C&C Residential Properties, Inc., Charles Carrier and Carrier Residential Properties, Inc.** have agreed to the relief sought in Motion for Judicial Foreclosure as evidenced by the signatures below of Anthony Cuesta attorney for Wellborn Financial, Robert Welborn, Vickie Welborn, Private Mortgage, Robert Berleth, Attorney and Court Appointed Receiver for C&C Residential Properties, Charles Carrier and Charles Carrier on behalf of Carrier Residential Properties, Inc. who has appeared herein and answered on their behalf.

The Court finds that Marilyn, L. Miele's Motion to Foreclose on the below listed properties, pursuant to her contractual security interest in each property and pursuant to Texas Property Code § 51.002 is well taken and should be **GRANTED**.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that Marilyn, L. Miele's is hereby authorized pursuant to her contractual security interest and Texas Property Code § 51.002 to foreclose on the following real properties:

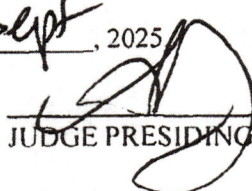
4623 Gaston Avenue, Unit 4, Dallas, Texas 75206 created by DOT dated February 28, 2024;
Instrument #202400040356;

4639 Country Creek Drive, Unit 1080, Dallas, Texas 75236 created by DOT dated May 2, 2024;
Instrument #202400088469

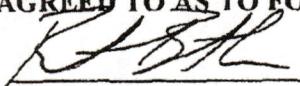
4405 S. Highway 171, Cleburne, Texas 76031 created by DOT dated February 16, 2023;
Instrument #2023-3841

SO ORDERED.

SIGNED this 30 day of Sept, 2025

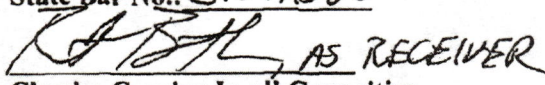

JUDGE PRESIDING

AGREED TO AS TO FORM AND SUBSTANCE:


Robert Berleth

Court Appointed Receiver

State Bar No.: 24091860

 AS RECEIVER
Charles Carrier-In all Capacities

/s/ Anthony Cuesta (with permission)

Anthony Cuesta

State Bar No.: 24084378

Attorney for Wellborn Financial, Robert
Welborn, Vickie Welborn, Private Mortgage

/s/ Caleb I. Moore

Caleb Moore

Texas State Bar No. 24067779

Attorney for Plaintiff

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that Marilyn, L. Miele's is hereby authorized pursuant to her contractual security interest and Texas Property Code § 51.002 to foreclose on the following real properties:

4623 Gaston Avenue, Unit 4, Dallas, Texas 75206 created by DOT dated February 28, 2024;
Instrument #202400040356;

4639 Country Creek Drive, Unit 1080, Dallas, Texas 75236 created by DOT dated May 2, 2024;
Instrument #202400088469

4405 S. Highway 171, Cleburne, Texas 76031 created by DOT dated February 16, 2023;
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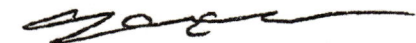
SO ORDERED.

SIGNED this ____ day of _____, 2025.

JUDGE PRESIDING

AGREED TO AS TO FORM AND SUBSTANCE:

Robert Berleth
Court Appointed Receiver
State Bar No.: _____



Charles Carrier-In all Capacities

/s/ Anthony Cuesta (with permission)

Anthony Cuesta
State Bar No.: 24084378
Attorney for Wellborn Financial, Robert
Welborn, Vickie Welborn, Private Mortgage

/s/ Caleb I. Moore
Caleb Moore
Texas State Bar No. 24067779
Attorney for Plaintiff

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Envelope ID: 106281329

Filing Code Description: No Fee Documents

Filing Description: JUDGMENT OF FORECLOSURE

Status as of 9/30/2025 4:43 PM CST

Associated Case Party: THEWELBORN FINANCIAL LLC

Name	BarNumber	Email	TimestampSubmitted	Status
Anthony R.Cuesta		acuesta@deckerjones.com	9/30/2025 4:41:07 PM	SENT
Marti Barclay		mbarclay@deckerjones.com	9/30/2025 4:41:07 PM	SENT

Associated Case Party: MARILYNLMIELE

Name	BarNumber	Email	TimestampSubmitted	Status
Caleb Moore		cmoore@whitakerchalk.com	9/30/2025 4:41:07 PM	SENT

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

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.

WHEREAS, by that certain Deed of Trust dated **May 2, 2024**, executed by Charles E. Carrier as President of Carrier Residential Properties (“**Grantor**”), to Marilyn Miele (the “**Grantee**”), recorded in Document No. # 202400088469 of the Real Property Records of Dallas County, reference to which is hereby made for all purposes, Grantor conveyed to the Grantee that certain real property hereinafter described, (the “**PROPERTY**”), which Deed of Trust secures the payment of that certain \$135,000.00 Real Estate Lien Note (the “**NOTE**”).

WHEREAS, **Marilyn Miele** is the LENDER/GRANTEE, whose address is 301 Commerce St, Ste. 3500, Fort Worth, Texas 76102.

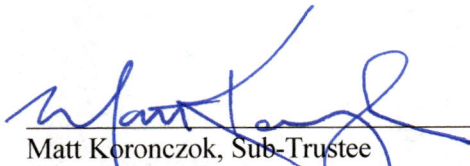
WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the Trustee in the manner authorized by said Deed of Trust; and

WHEREAS, on September 30, 2025 in Cause Number 342-365566-25, the 342nd District Court of Tarrant County Texas, authorized the foreclosure sale of the Property, Order attached. The entire unpaid principal balance and all accrued but unpaid interest owing under the Note has been accelerated and is now wholly due, and the owner and holder of the Note has requested the undersigned to sell the Property in accordance with Section 51.002 of the Texas Property Code and the terms of the Deed of Trust, in order to satisfy the indebtedness evidenced by the Note and secured by the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 4, 2025**, that being the first Tuesday of said month, between 11:00 o'clock A.M. and three (3) hours thereafter, the undersigned will sell the Property at the **NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING 600 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**, as the area where such sales are to take place. The Property will be sold to the highest bidder for cash.

The Real Property is described on **Exhibit A**, attached hereto.

EXECUTED as of October 14, 2025.



Matt Koronczok, Sub-Trustee
Brian Smith, Substitute Trustee
Caleb Moore, Substitute Trustee

FILED
OCT 14 PM 4:31
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
NR DEPUTY

**UPON RECORDING,
PLEASE RETURN TO:**
WHITAKER, CHALK, SWINDLE & SCHWARTZ PLLC
301 Commerce Street, Suite 3500
Fort Worth, Texas 76102
Attn: Caleb I. Moore

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Unit No. 1080, Building T, of Country Creek Condominiums, a Condominium Regime to the City Of Dallas, Dallas County, Texas, together with its undivided interest in and to the General and Limited Common Elements appurtenant thereto, according to the Condominium Declaration, recorded in Volume 79252, Page 388, of the Condominium Records of Dallas County, Texas, when taken with any and all amendments and/or supplements thereto.

Also known as street and number 4639 Country Creek Drive, Unit 1080, Dallas, Texas 75236.

342-365566-25

342-365566-25

CAUSE NO. 342-365566-25

FILED
TARRANT COUNTY
9/30/2025 4:41 PM
THOMAS A. WILDER
DISTRICT CLERK

FILED
TARRANT COUNTY
9/29/2025 5:01 PM
THOMAS A. WILDER
DISTRICT CLERK

MARILYN L. MIELE,

Plaintiff,

v.

WELBORN FINANCIAL, LLC AKA
LEGACY FINANCIAL GROUP,
ROBERT BYRON WELBORN,
INDIVIDUALLY, VICKIE WELBORN,
INDIVIDUALLY AND AS MANAGING
MEMBER OF PRIVATE MORTGAGE
INCOME, LLC, ADVISORY SERVICES
NETWORK, LLC, C&C RESIDENTIAL
PROPERTIES, and CHARLES E.
CARRIER, INDIVIDUALLY, CARRIER
RESIDENTIAL PROPERTIES, INC,
ELMA A. AGUILAR and VICTOR M.
AGUILAR RECINOS, INDIVIDUALLY

Defendants.

IN THE DISTRICT COURT OF

TARRANT COUNTY, TEXAS

342 JUDICIAL DISTRICT

AGREED ORDER OF FORECLOSURE

On this day came on to be considered by the Court, Plaintiff's Motion for Judicial Foreclosure of the below listed Properties. The Court takes judicial notice that Defendants' C&C Residential Properties, Inc., Charles Carrier and Carrier Residential Properties, Inc. have agreed to the relief sought in Motion for Judicial Foreclosure as evidenced by the signatures below of Anthony Cuesta attorney for Wellborn Financial, Robert Welborn, Vickie Welborn, Private Mortgage, Robert Berleth, Attorney and Court Appointed Receiver for C&C Residential Properties, Charles Carrier and Charles Carrier on behalf of Carrier Residential Properties, Inc. who has appeared herein and answered on their behalf.

The Court finds that Marilyn, L. Miele's Motion to Foreclose on the below listed properties, pursuant to her contractual security interest in each property and pursuant to Texas Property Code § 51.002 is well taken and should be **GRANTED**.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that Marilyn, L. Miele's is hereby authorized pursuant to her contractual security interest and Texas Property Code § 51.002 to foreclose on the following real properties:

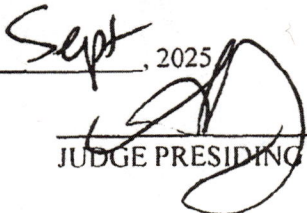
4623 Gaston Avenue, Unit 4, Dallas, Texas 75206 created by DOT dated February 28, 2024;
Instrument #202400040356;

4639 Country Creek Drive, Unit 1080, Dallas, Texas 75236 created by DOT dated May 2, 2024;
Instrument #202400088469

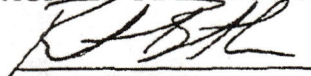
4405 S. Highway 171, Cleburne, Texas 76031 created by DOT dated February 16, 2023;
Instrument #2023-3841

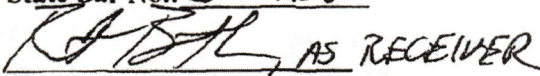
SO ORDERED.

SIGNED this 30 day of Sept, 2025


JUDGE PRESIDING

AGREED TO AS TO FORM AND SUBSTANCE:


Robert Berleth
Court Appointed Receiver
State Bar No.: 24091860

 AS RECEIVER
Charles Carrier-In all Capacities

/s/ Anthony Cuesta (with permission)

Anthony Cuesta
State Bar No.: 24084378
Attorney for Wellborn Financial, Robert
Welborn, Vickie Welborn, Private Mortgage

/s/ Caleb I. Moore
Caleb Moore
Texas State Bar No. 24067779
Attorney for Plaintiff

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that Marilyn, L. Miele's is hereby authorized pursuant to her contractual security interest and Texas Property Code § 51.002 to foreclose on the following real properties:

4623 Gaston Avenue, Unit 4, Dallas, Texas 75206 created by DOT dated February 28, 2024;
Instrument #202400040356;

4639 Country Creek Drive, Unit 1080, Dallas, Texas 75236 created by DOT dated May 2, 2024;
Instrument #202400088469

4405 S. Highway 171, Cleburne, Texas 76031 created by DOT dated February 16, 2023;
Instrument #2023-3841

SO ORDERED.

SIGNED this ____ day of _____, 2025.

JUDGE PRESIDING

AGREED TO AS TO FORM AND SUBSTANCE:

Robert Berleth
Court Appointed Receiver
State Bar No.: _____



Charles Carrier-In all Capacities

/s/ Anthony Cuesta (with permission)

Anthony Cuesta
State Bar No.: 24084378
Attorney for Wellborn Financial, Robert
Welborn, Vickie Welborn, Private Mortgage

/s/ Caleb I. Moore
Caleb Moore
Texas State Bar No. 24067779
Attorney for Plaintiff

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Envelope ID: 106281329

Filing Code Description: No Fee Documents

Filing Description: JUDGMENT OF FORECLOSURE

Status as of 9/30/2025 4:43 PM CST

Associated Case Party: THEWELBORN FINANCIAL LLC

Name	BarNumber	Email	TimestampSubmitted	Status
Anthony R.Cuesta		acuesta@deckerjones.com	9/30/2025 4:41:07 PM	SENT
Marti Barclay		mbarclay@deckerjones.com	9/30/2025 4:41:07 PM	SENT

Associated Case Party: MARILYNLMIELE

Name	BarNumber	Email	TimestampSubmitted	Status
Caleb Moore		cmoore@whitakerchalk.com	9/30/2025 4:41:07 PM	SENT

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 01/12/2018
Grantor(s): TRINETTE POWELL AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GATEWAY MORTGAGE GROUP, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$120,772.00
Recording Information: Instrument 201800013791
Property County: Dallas
Property: (See Attached Exhibit "A")
Reported Address: 6227 TEAGUE DRIVE, DALLAS, TX 75241

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of November, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE 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(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court.

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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, 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 and 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 of 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 offered "AS-IS", purchasers 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 interests 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.

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, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

By: _____

Exhibit "A"

BEING LOT 1 BLOCK 14/6887, ALAMEDA HEIGHTS, UNIT 1 AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 14, PAGE 319, PLAT RECORDS, DALLAS COUNTY, TEXAS

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 12/30/2021
Grantor(s): NOELLE N ROSA AND WILLIAN A ROSA, WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS LLC. DBA TOWN SQUARE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$270,019.00
Recording Information: Instrument 202200002827
Property County: Dallas
Property: (See Attached Exhibit "A")
Reported Address: 14102 GREENHAW LN, DALLAS, TX 75253

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of November, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE 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(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court.

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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, 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 and 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 of 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 offered "AS-IS", purchasers 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 interests 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.

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, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

By: _____

Exhibit "A"

LOT FORTY-FOUR (44), IN BLOCK C/8813 OF SHADY OAKS ESTATES, PHASE 1, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO. 200600403943 OF THE MAP AND PLAT RECORDS OF DALLAS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 08/07/2024
Grantor(s): JUAN A. CHAVEZ, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ROCKET MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$100,000.00
Recording Information: Instrument 202400161409
Property County: Dallas
Property: (See Attached Exhibit "A")
Reported Address: 9530 LANEYVALE AVE, DALLAS, TX 75217-4191

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of November, 2025
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE 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(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court.

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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, 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 and 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 of 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 offered "AS-IS", purchasers 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 interests 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.

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, Auction.com LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

By: _____

Exhibit "A"

BEING, LOT L IN BLOCK 37, (37/6662) OF LAKE JUNE ADDITION, AND ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE REVISED MAP RECORDED IN VOLUME 3, PAGE 371 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Notice of Substitute Trustee's Sale

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.

Date: October 8th, 2025

Substitute Trustee: Luke Hammond

2247 Central Drive

Bedford, Texas 76021

Appointed by written instrument dated October 8th, 2025, and recorded or to be recorded in the official public records of Dallas, Texas.

Mortgagee: Capital Plus Financial, LLC

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 4815 S Denley Dr Dallas, TX 75216

Note Amount: 172800.00

Deed of Trust

Date: September 22nd, 2022

Borrower: Lakiesha Michelle Alvarez, a single woman.

Mortgagee: Capital Plus Financial, LLC

Recording Instrument #: 202200254836

2025 OCT 13 PM 12:09
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Dallas

Date of Sale: November 4th, 2025, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is **10:00 am**, Dallas, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: The Sale(s) takes place on the North Side of the George Allen Courts Building facing 600 Commerce Street Below the overhang, or as designated by the County Commissioners.

Luke Hammond is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property.



"EXHIBIT A"

4815 S Denley Dr Dallas, TX 75216

Property (including any improvements): Lot 1-D, Block J/4361, of W.C. DAVIS SUBDIVISION OF LOT 1 OF GLENDALE ACRES ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 10, Page 357, Map Records, Dallas County, Texas.

NOTICE OF ASSESSMENT LIEN SALE

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 31st day of July, 2025, a Notice of Lien was filed of record at Document No. 202500159736, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **JOSEPH PFLANZER and JIA PFLANZER**, the present owners of said real property, to Bowser Oaks Association, Inc. (the "Association"); and

WHEREAS, the said **JOSEPH PFLANZER and JIA PFLANZER**, have continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 4th day of November, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

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

BOWSER OAKS ASSOCIATION. INC.

By: _____

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 14th day of October, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

EXHIBIT "A"

Unit 111 in Building C; plus an undivided interest in the common elements as more fully described in the condominium declaration of The Glen Condominiums, a Condominium regime in the City of Dallas, Texas, (also known as Bowser Oaks Condominium) according to the declaration thereof recorded in Volume 83008, Page 4577, of Dallas County, Texas, with any and all amendments or supplements thereto; and having the street address of 5000 Bowser Avenue, #111, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN SALE

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 11th day of August, 2025, a Notice of Lien was filed of record at Document No. 202500166817, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **FORREST RAHN and ALLYSON RAHN**, the present owners of said real property, to Pagewood Townhouses - Phase I Association (the "Association"); and

WHEREAS, the said **FORREST RAHN and ALLYSON RAHN**, have continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association.

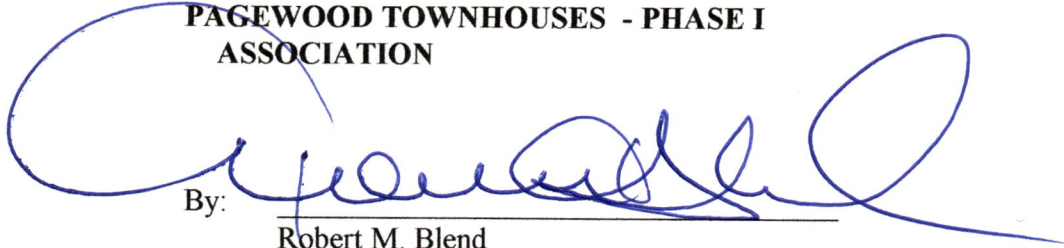
NOW, THEREFORE, notice is hereby given that on Tuesday, the 4th day of November, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

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

**PAGEWOOD TOWNHOUSES - PHASE I
ASSOCIATION**

By: 

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road
Suite 615
Dallas, Texas 75244

This notice was posted by me on the 14th day of October, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

EXHIBIT "A"

Unit No. 22 in Building 6 and its appurtenant undivided interest in and to the general and limited common elements of Pagewood Townhouses-Phase I, a condominium regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration, recorded in/under Volume 73150, Page 1470, Real Property Records, Dallas County, Texas, together with any and all amendments and/or supplements thereto; and having the street address of 7620 Riverbrook Drive, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN SALE

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 1st day of August, 2025, a Notice of Lien was filed of record at Document No. 202500160199, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **JOSEPH PFLANZER and JIA PFLANZER**, the present owners of said real property, to Bowser Oaks Association, Inc. (the "Association"); and

WHEREAS, the said **JOSEPH PFLANZER and JIA PFLANZER**, have continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association.

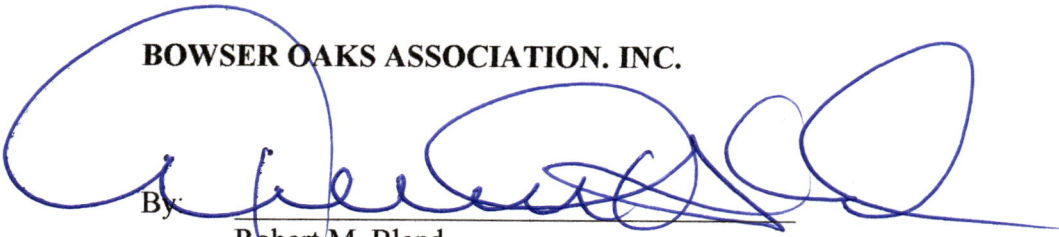
NOW, THEREFORE, notice is hereby given that on Tuesday, the 4th day of November, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

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

BOWSER OAKS ASSOCIATION. INC.

By 

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 14th day of October, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

EXHIBIT "A"

Unit 110 in Building C; plus an undivided interest in the common elements as more fully described in the condominium declaration of The Glen Condominiums, a Condominium regime in the City of Dallas, Texas, (also known as Bowser Oaks Condominium) according to the declaration thereof recorded in Volume 83008, Page 4577, of Dallas County, Texas, with any and all amendments or supplements thereto; and having the street address of 5000 Bowser Avenue, #110, Dallas, Texas.