

FILED

2025 OCT -2 PM 12:53

**Notice of Trustee's Sale**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY OFF DEPUTY

Date: September 30, 2025

Trustee: Kim R. Thorne

Trustee's Address: 123 W. Main St, 3<sup>rd</sup> Floor, Grand Prairie, Dallas County, TX 75050

Mortgagee: TC Riverview Partnership

Mortgagee's Address: 123 W. Main St, Suite 300, Grand Prairie, Dallas County, Texas 75050

Note: \$74,068.00

Deed of Trust

Date: July 5, 2011

Grantor: Ambrocio Ramos and Evangelina Ramos

Mortgagee: TC Riverview Partnership

Recording information: Recording information: Vendor's Lien retained in Deed filed as Instrument File Number 201100198746 in the Official Public Records of Dallas County, Texas; Deed of Trust filed as Instrument File Number 201100198747 in the Official Public Records of Dallas County, Texas

Property: Lot 28, Block 14/383, of INGLEWOOD PARK ADDITION NO. 2, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the map or plat thereof recorded in Volume 30, Page 217, of the Map Records of Dallas County, Texas. Property address is 1918 Proctor St, Grand Prairie, Texas.

County: Dallas

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

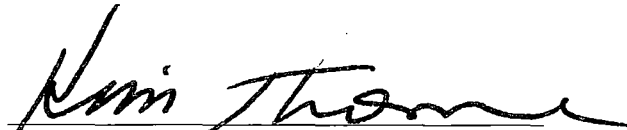
Time of Sale: 10:00 a.m. – 1:00 p.m.

Place of Sale: 600 Commerce Street, Dallas, Texas, outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang

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.

Kim R. Thorne is the Trustee under the Deed of Trust. Mortgagee 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, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Kim R. Thorne  
Thorne & Skinner  
123 W. Main St, 3<sup>rd</sup> Floor  
Grand Prairie, TX 75050  
972.264.1614

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BY: *AK* DEPUTY

## Notice of Trustee's Sale

Date: September 30, 2025

Trustee: Kim R. Thorne

Trustee's Address: 123 W. Main St, 3<sup>rd</sup> Floor, Grand Prairie, Dallas County, TX 75050

Mortgagee: Three Wins, Inc

Mortgagee's Address: POB ox 532121, Grand Prairie, Dallas County, TX 75053-2121

Note: \$89,900.00

Deed of Trust

Date: December 28, 2017

Grantor: Elsilio Centeno Vasquez

Mortgagee: Three Wins, LLC

Recording information: Vendor's Lien retained in Deed filed as Document Number 2018000008416 in the Official Public Records of Dallas County, Texas; Deed of Trust filed as Document Number 201800000842 in the Official Public Records of Dallas County, Texas.

Property: Lot 2, OF REVISED PLAT EVELYN-JEAN ADDITION, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded in Volume 13, Page 25, Map Records, Dallas County, Texas. The property address is 505 SW 5<sup>th</sup> St, Grand Prairie, Texas.

County: Dallas

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