

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 OCT 16 AM 11:20

STATE OF TEXAS §
COUNTY OF DALLAS §

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY KC DEPUTY

Date of Sale: November 4, 2025

Time of Sale: Between 10:00 a.m. and 4:00 p.m. (local time)

Place of Sale: North side of the George Allen Courts Building, 600 Commerce St, Dallas, TX 75202. The sale takes place outside, underneath the front overhang facing Commerce Street.

Deed of Trust Information:

Grantor (Borrower): Nilson G. Arbaiza and Betty S. Arbaiza
Original Lender (Beneficiary): Fidel J. Matassa and Juana E. Matassa
Current Mortgagee/Holder of the Note: Sergio Omar Matassa
Trustee Named in Deed of Trust: W. Michael Clay
Substitute Trustee (conducting sale): William D. Dunn
Recording Information: Deed of Trust recorded on November 12, 2012, as Instrument No. 201200336069, Official Public Records of Dallas County, Texas.

Property to Be Sold: All that certain lot, tract, or parcel of land situated in Dallas County, Texas, legally described as Lot 17 in Block 2 of Northwest Park, First Installment, an addition to the City of Irving, Dallas County, Texas, according to the Revised Map thereof recorded in Volume 176, page 2424, of the Map Records of Dallas County, Texas and commonly known as 3842 Rainer St., Irving, Dallas County, Texas

Obligation Secured: Deed of Trust dated effective as of November 10, 2012, executed by Nilson G. Arbaiza and Betty S. Arbaiza to secure payment of one Note in the original principal sum of \$110,000 payable to the order of Fidel J. Matassa and Juana E. Matassa, together with all renewals, extensions, and modifications thereof.

Default: Default has occurred in the payment of said Note and in the performance of the obligations set out in said Deed of Trust, and the current owner and holder of the Note has requested the undersigned, as Substitute Trustee, to sell the property described above in accordance with the terms of said Deed of Trust and applicable law.

Terms of Sale: The sale will be conducted as a public auction to the highest cash bidder (cashier's check or other immediately available funds acceptable to the Substitute Trustee), as-is and where-is, without warranties, and subject to prior liens, taxes, and assessments, if any. The Substitute Trustee reserves the right to set reasonable bid increments, reject any bid, or re-open bidding if the successful bidder fails to timely tender funds.

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

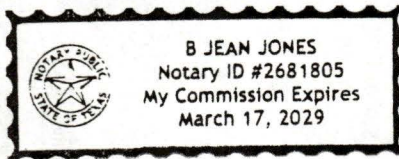
W D Dunn

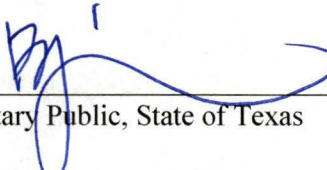
William D. Dunn, Substitute Trustee
5910 N Central Expy, Ste 1310
Dallas, TX 75206
214.855.0077
ddunn@dunnsheehan.com

STATE OF TEXAS
COUNTY OF DALLAS

§
§

This instrument was acknowledged before me on October 14, 2025, by William D. Dunn 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.





Notary Public, State of Texas