

For County Recorder's Use:

FILED

2025 SEP 12 PM 1:05

After recording, return to:

Jeffrey W. Burnett PLLC  
7702 FM 1960 East, Suite 219  
Humble, Texas 77346

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY CRK DEPUTY

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

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

EFFECTIVE DATE: September 12, 2025

SUBSTITUTE TRUSTEE: JEFFREY W. BURNETT  
7702 FM 1960 East, Suite 219  
Humble, Texas 77346  
281-324-1400

and/or

KENDRICK A, JAMES  
2000 Bering Dr., Suite 650  
Houston, Texas 77057  
713-600-5080

SECURED PROMISSORY NOTE:

DATE: September 24, 2021

BORROWERS: Namhawk LLC, a Texas limited liability company

ORIGINAL LENDER: BancorpSouth Bank

ORIGINAL AMOUNT: \$6,700,000.00

DEED OF TRUST (Dallas County):

GRANTOR: Namhawk LLC, a Texas limited liability company

ORIGINAL LENDER: BancorpSouth Bank

TRUSTEE: JD King

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

CURRENT HOLDER: C2R Secured Debt Fund I, LP

RECORDING INFORMATION: Filed of record on September 27, 2001 in the Clerk's File No. 202100287511 of the real property records of Dallas County, Texas

Guaranties: The Note is guaranteed by 9 Guaranty Agreements, each dated September 24, 2021.

DATE AND TIME OF SALE OF PROPERTY: (first Tuesday of month, at 10:00 a.m. but not later than 1:00 p.m.): **October 7, 2025**

PLACE OF SALE OF PROPERTY (including county): 600 COMMERCE STREET, DALLAS , DALLAS COUNTY, TX 75202, IN 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 Court, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court or as designated by the County Commissioners Court.

Because of default in performance of the obligations of the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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

JEFFREY W. BURNETT

By: 

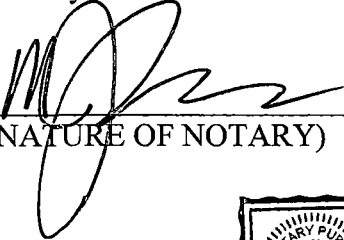
Jeffrey W. Burnett  
7702 FM 1960 East, Suite 219  
Humble, Texas 77346  
281-324-1400

STATE OF TEXAS  
COUNTY OF HARRIS

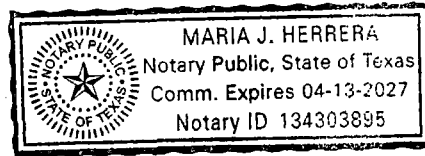
§  
§

This instrument was acknowledged before me on this the 12 day of September, 2025,  
by **JEFFREY W. BURNETT**.

Witness my hand and official seal

  
\_\_\_\_\_  
(SIGNATURE OF NOTARY)

(SEAL)



**EXHIBIT "A"**

**TRACT 1:**

BEING A TRACT OF LAND IN THE ALEX W. PERRY SURVEY, ABSTRACT NO. 1147 AND THE B.B.B. & C. R.R. SURVEY, ABSTRACT NO. 212, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTH BROADWAY (A 40' R.O.W.), AND THE NORTH LINE OF JACKSON ROAD (A 60' R.O.W.);

THENCE, ALONG SAID SOUTHWEST LINE OF NORTH BROADWAY, NORTH 39 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 308.68 FEET A FOUND 1/2" IRON ROD AT THE POINT OF BEGINNING;

THENCE, SOUTH 51 DEGREES 20 MINUTES 21 SECONDS WEST, A DISTANCE OF 332.99 FEET TO A FOUND 1/2" IRON ROD FOR CORNER IN THE NORTHEAST LINE OF NORTH I.H. 35-E, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 26 MINUTES 38 SECONDS, A RADIUS OF 6022.00 FEET, A CHORD BEARING OF NORTH 38 DEGREES 32 MINUTES 34 SECONDS WEST AND A CHORD LENGTH OF 151.75 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT AND ALONG SAID NORTHEAST LINE OF NORTH I.H. 35-E, A DISTANCE OF 151.76 FEET TO A POINT FOR CORNER;

THENCE, CONTINUING ALONG SAID NORTHEAST LINE OF NORTH I.H. 35-E, NORTH 39 DEGREES 15 MINUTES 53 SECONDS WEST, A DISTANCE OF 1176.58 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF A TXDOT RIGHT OF WAY;

THENCE, ALONG SAID SOUTH LINE OF SAID TXDOT RIGHT OF WAY, NORTH 58 DEGREES 25 MINUTES 47 SECONDS EAST, A DISTANCE OF 101.00 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF SAID TXDOT RIGHT OF WAY;

THENCE ALONG THE EAST LINE OF SAID TXDOT RIGHT OF WAY, NORTH 38 DEGREES 51 MINUTES 02 SECONDS WEST, A DISTANCE OF 128.12 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF A TXDOT RIGHT OF WAY;

THENCE, ALONG THE EAST LINE OF SAID TXDOT R.O.W. NORTH 49 DEGREES 58 MINUTES 51 SECONDS WEST, A DISTANCE OF 143.74 FEET TO A POINT FOR CORNER AT BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS HAVING A CENTRAL ANGLE OF 02 DEGREES 51 MINUTES 13 SECONDS, A RADIUS OF 949.00 FEET, A CHORD BEARING OF NORTH 51 DEGREES 22 MINUTES 12 SECONDS EAST AND A CHORD LENGTH OF 47.26 FEET TO A POINT FOR CORNER IN THE SOUTHWEST LINE OF SAID R.O.W. OF SAID N. BROADWAY;

THENCE, ALONG THE SOUTHWEST LINE OF NORTH BROADWAY SOUTH 39 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 997.91 FEET TO A SET 1/2" IRON ROD FOR CORNER;

THENCE SOUTH 50 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.50 FEET TO A SET 1/2" IRON ROD FOR CORNER;

THENCE SOUTH 39 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.31 FEET TO A SET 1/2" IRON ROD FOR CORNER;

THENCE NORTH 50 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.50 FEET TO A FOUND 1/2" IRON ROD FOR CORNER, SAID CORNER BEING IN THE SOUTHWEST LINE OF NORTH BROADWAY;

THENCE SOUTH 39 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 670.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 421,263 SQUARE FEET OR 9.6709 ACRES, MORE OR LESS.

A PORTION THEREOF NOW PLATTED AS

LOT 1, BLOCK A, OF CARROLLTON GATEWAY, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER DOC. NO. 2020-363724, MAP/PLAT RECORDS, DALLAS COUNTY, TEXAS.

**TRACT 2:**

INCLUDING A TRACT OF LAND IN THE ALEX W. PERRY SURVEY, ABSTRACT NO. 1147 AND THE B.B.B. & C. R.R. SURVEY, ABSTRACT NO. 212, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, METROCEL BROADWAY ADDITION, AS RECORDED IN VOLUME 94102, PAGE 2065, PLAT RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTH BROADWAY (A 40' R.O.W.), AND THE NORTH LINE OF JACKSON ROAD (A 60' R.O.W.)

THENCE, ALONG SAID SOUTHWEST LINE OF NORTH BROADWAY, NORTH 39 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 2107.52 FEET A SET 1/2" IRON ROD AT THE POINT OF BEGINNING;

THENCE, ALONG THE SOUTHWEST LINE OF NORTH BROADWAY SOUTH 39 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 250.70 FEET TO A FOUND 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1051.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 34 MINUTES 36 SECONDS;

THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 47.27 FEET TO A POINT FOR CORNER;

THENCE SOUTH 49 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 197.63 FEET TO A POINT FOR CORNER;

THENCE NORTH 84 DEGREES 39 MINUTES 31 SECONDS EAST, A DISTANCE OF 63.21 FEET TO A POINT FOR CORNER;

THENCE NORTH 38 DEGREES 30 MINUTES 55 SECONDS WEST, A DISTANCE OF 152.57 FEET TO A POINT FOR CORNER;

THENCE NORTH 55 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 185.97 FEET TO A FOUND 1/2" IRON ROD FOR CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ROSS D. AND ALICIA P. WASHAM, AS RECORDED IN VOLUME 78007, PAGE 611, AND VOLUME 542, PAGE 1043, D.R.D.C.T.;

THENCE NORTH 39 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 153.26 FEET TO A SET 1/2" IRON ROD FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF A 0.528 ACRE TRACT OF LAND CALLED "TRACT 11" OF THE ALEX W. PERRY SURVEY;

THENCE NORTH 55 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 84.95 FEET TO A SET 1/2" IRON ROD FOR CORNER;

THENCE SOUTH 39 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 76.65 FEET TO A SET 1/2" IRON ROD FOR CORNER;

THENCE NORTH 55 DEGREES 46 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 66420.20 SQUARE FEET OR 1.5248 ACRES OF LAND, MORE OR LESS.

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Josie Emeh Umoh	Deed of Trust Date	September 10, 2018
Original Mortgagee	LegacyTexas Bank	Original Principal	\$95,000.00
Recording Information	Instrument #: 201800255736 in Dallas County, Texas	Original Trustee	Mark Williamson
Property Address	2212 Norwich Place, Carrollton, TX 75006	Property County	Dallas

## MORTGAGE SERVICER INFORMATION:

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

## SALE INFORMATION:

Date of Sale	10/07/2025
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang in Dallas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Dallas County Commissioner's Court.
Substitute Trustees	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Taherzadeh, PLLC, Auction.com, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## PROPERTY INFORMATION:

### Legal Description as per the Deed of Trust:

BEING LOT 4, BLOCK1 OF NORWICH PLACE, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 93064, PAGE 5478, MAP RECORDS, DALLAS COUNTY, TEXAS

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

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

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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 100-00784

PAGE 1

## NOTICE OF TRUSTEE'S SALE

---

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

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

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

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

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

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

Dated September 4, 2025.

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

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



100-00784

created under Texas Constitution Article XVI, Section 50(a)(6). A debt exists.

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

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

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

**IT IS THEREFORE ORDERED** that:

1. Prosperity Bank, a Texas banking association, successor-by merger with LegacyTexas Bank, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 2212 Norwich Place, Carrollton, TX 75006 and legal description as described in the Real Property Records of Dallas County, Texas as follows:

BEING LOT 4, BLOCK1 OF NORWICH PLACE, AN ADDITION TO THE CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 93064, PAGE 5478, MAP RECORDS, DALLAS COUNTY, TEXAS

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

Josie Emeh Umoh  
4145 Beltline Rd., #212, PMB 186  
Addison, TX 75001

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


Instrument #: 201800255736 in the Real Property Records of Dallas County, Texas.

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

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

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

Signed, this \_\_\_\_ day of 12/12/2024 10:50:44 AM, 2024.

  
Judge Presiding

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