

FILED

2025 SEP 15 PM 2:26

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE
[Commercial Property]

WHEREAS, on December 29, 2021, 2211 Elmwood LLC, a Texas limited liability company (the "**Grantor**"), executed that certain Deed of Trust (with Security Agreement and Assignment of Rents) for the benefit of Graham Mortgage Corporation (the "**Beneficiary**"), such being recorded on December 30, 2021 with the County Clerk of Dallas County, Texas as Document Number 202100389372 (the "**Deed of Trust**"), conveying to David G. Drumm, as Trustee (the "**Trustee**"), certain real property and other property described therein (the "**Property**") to secure payment of all indebtedness owed or to be owing to the Beneficiary (the "**Indebtedness**") including, without limitation, the indebtedness evidenced by that certain Deed of Trust Note dated December 29, 2021 given by Grantor to Beneficiary in the original principal amount of \$3,250,000.00 (the "**Note**"); and

WHEREAS, Beneficiary is the legal and equitable owner and holder of the Indebtedness secured by said Deed of Trust; and

WHEREAS, defaults have occurred in the payment of the Indebtedness, and Beneficiary has requested the undersigned or any substitute trustee under the Deed of Trust to sell the Property on Tuesday, the 7th day of October, 2025 (the "**Subject Foreclosure**");

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 7th day of October, 2025, between 10:00 a.m. and 1:00 p.m., I or any other substitute trustee under the Deed of Trust will sell the Property secured by the Deed of Trust at the door of the County Courthouse (or such other location) designated by the Dallas County Commissioner's Court as the location for such sales in Dallas County, Texas, to the highest bidder for cash. The earliest time the sale will begin is 10:00 a.m. Pursuant to applicable law, the sale will begin at such time or within three hours thereafter.

The Property is located in the County of Dallas, State of Texas, as more particularly described on **Exhibit A**, attached hereto and incorporated herein. The Property includes both real and personal property, and formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

The Subject Foreclosure will be made expressly subject to any title matters set forth in the Deed of Trust and all prior matters of record affecting the Property, if any, to the extent they remain in force and effect and have not been subordinated to the Deed of Trust. The Subject Foreclosure

will not cover any part of the Property that has been released of public record from the lien or security interest of the Deed of Trust by Beneficiary. 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 in its **“AS IS, WHERE IS” condition**, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Subject Foreclosure. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by said 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.

WITNESS MY HAND this 15th day of September, 2025.



David G. Drumm, Trustee
Carrington, Coleman, Sloman &
Blumenthal, LLP
901 Main Street, Suite 5500
Dallas, Texas 75202

EXHIBIT A

PROPERTY

Lots 19 through 26, inclusive, in Block C/5974, of ELMDALE, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in/under Volume 4, Page 10, Map/Plat Records, Dallas County, Texas.

Notice of Foreclosure Sale

FILED

2025 SEP 15 PM 1:53

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

REQUIRED NOTICE

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 send of this notice immediately.

1. *Property to Be Sold.* The property to be sold is described as follows:

Tract 1 -

Being Lots 16 and 17, in Block 36, of WESTWOOD ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 1, Page 307, of the Map Records of Dallas County, Texas.

Tract 2 -

Being Lot 2, in Block 36, of WESTWOOD ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 1, Page 307, of the Map Records of Dallas County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded on 02.20.22 and recorded under Document Number 202200017335 of the Deed of Trust and/or Land Records of Dallas County, Texas.

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

Date: October 7, 2025

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place:

Dallas: The North side of the George Allen Courts Building, facing Commerce Street, below the overhang, 600 Commerce Street, Dallas, Texas 75202 or as designated by the county commissioners.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for an alternative sale date. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or filing may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

5. *Type of Sale.* The sale is a non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **Carlos Urban and Mayra Valles Esparza**.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$90,000.00, executed by **Carlos Urban and Mayra Valles Esparza**, and payable to the order of **NSE Investment LLC**, which is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of September 15, 2025, the amount owed under the note was \$27,789.45, being principal, interest, escrows, late fees and attorney fees.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

Dated: September 15, 2025



Karl V. Hunter, Trustee
Hunter & Kramer, P.C.
2301 W. Plano Parkway, Suite 106
Plano, Texas 75075
Phone: 214.387.4591

10

FILED

**NOTICE OF TRUSTEE'S SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

2025 SEP 15 PM 1:44

STATE OF TEXAS

§

§

KNOW ALL PERSONS BY THESE PRESENTS

COUNTY OF DALLAS

§

JOHN F. WARREN
COUNTY CLERK
BY _____ DEPUTY

WHEREAS, SEP CASA LLC, a Delaware limited liability company ("Borrower"), became indebted to Arbor Realty SR, Inc., a Maryland corporation ("Lender"), as evidenced by that certain Promissory Note dated August 11, 2021 in the maximum principal amount of TWENTY-FIVE MILLION FIVE HUNDRED THOUSAND and NO/100 DOLLARS (\$25,500,000.00) (the "Promissory Note"), executed and delivered by Borrower to the order of Lender, as payee, bearing interest and being due and payable as therein provided, and said Promissory Note and all liens, security interests and assignments securing same having been finally assigned to CBCV Dallas PO LLC, a Delaware limited liability company (the "Holder");

WHEREAS, the indebtedness evidenced by the Promissory Note is secured by, among other things, certain liens, security interests and assignments, evidenced by, among other things, that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "Deed of Trust") dated of even date with the Promissory Note, naming Rebecca S. Conrad as Trustee for the benefit of Lender and/or its assigns, said Deed of Trust being duly recorded on August 12, 2021, as Document Number 202100240275 of the Official Records of Dallas County, Texas, covering the property described in **Exhibit A** attached hereto and made a part hereof by reference for all purposes, together with all appurtenances, buildings, structures, fixtures, personal property, and improvements on, in and under said real property, including without limitation any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit all or any portion of said real property, including without limitation all reservations or commitments or letters covering any such use in the future, whether now or hereafter acquired, and any leases and rents relating thereto, which are described therein (all of which is hereinafter referred to as the "Property");

WHEREAS, the Promissory Note and the Deed of Trust and all other documents securing the Promissory Note are now held by the Holder (hereinafter referred to as "Beneficiary"), having an address c/o Sheppard Mullin, Richter & Hampton LLP, 2200 Ross Avenue, 20th Floor, Dallas, Texas 75201;

WHEREAS, default has occurred in the payment of the Promissory Note and indebtedness, and in the performance of the obligations of the Deed of Trust, and because of such default, Beneficiary, as the owner and holder of the Promissory Note and the Deed of Trust, has requested Substitute Trustee to sell the Property;

WHEREAS, to the extent the Deed of Trust encumbers both real and personal property, formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's

rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code;

WHEREAS, pursuant to the authority granted in the Deed of Trust and in accordance with the Texas Property Code, Beneficiary has appointed each of the undersigned as "Substitute Trustee" under the Deed of Trust pursuant to duly authorized and executed appointment document;

WHEREAS, Beneficiary has requested the undersigned Substitute Trustee to enforce the liens of the Deed of Trust by sale of the Property in the manner set forth under the terms of the Deed of Trust and pursuant to the laws of the State of Texas; and

WHEREAS, the undersigned, Substitute Trustee, acting upon the request of said Beneficiary, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, pursuant to authority conferred upon each of us by the Deed of Trust, we, the undersigned duly appointed Substitute Trustee under said Deed of Trust or another such duly appointed Substitute Trustee or Successor Substitute Trustee under said Deed of Trust, having an address c/o Sheppard, Mullin, Richter & Hampton LLP, 2200 Ross Avenue, 20th Floor, Dallas, Texas 75201, in order to satisfy the indebtedness secured thereby and at the request of Beneficiary, the owner and holder of said indebtedness, default having been made in the payment of the Promissory Note and said indebtedness and/or default having been made under the covenants set out in the said Deed of Trust, will sell the Property on **Tuesday, October 7, 2025**, at a time commencing not earlier than **10:00 AM** and no later than **1:00 PM**, to the highest bidder for cash (except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust) at the area designated by the Dallas County Commissioner's Court as the area where non-judicial foreclosures shall take place, and more specifically the north side of the George Allen Courts Building facing 600 Commerce Street, Dallas, Texas below the overhang, pursuant to Section 51.002 of the Texas Property Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKE(S) ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

PURSUANT TO SECTION 51.0075(A) OF THE TEXAS PROPERTY CODE, SUBSTITUTE TRUSTEE RESERVES THE RIGHT TO SET FURTHER REASONABLE CONDITIONS FOR CONDUCTING SUCH SALE CONTEMPLATED BY THIS NOTICE. ANY SUCH FURTHER

CONDITIONS SHALL BE ANNOUNCED BEFORE BIDDING IS OPENED FOR THE FIRST SALE OF THE DAY BY SUBSTITUTE TRUSTEE.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED BELOW 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.

[SIGNATURE PAGE FOLLOWS]

In accordance with Section 51.0076 of the Texas Property Code, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following attorneys at law as Substitute Trustee to act under and by virtue of said Deed of Trust:

AMANDA COTTRELL
KELLY VAZHAPPILLY
LAURYN VIGIL
GRACE MILLER
GRAYDON COWAN

EXECUTED AND EFFECTIVE September 15, 2025.

A handwritten signature in dark ink, appearing to be 'A. Mullin', is written over a horizontal line.

Sheppard, Mullin, Richter & Hampton LLP
2200 Ross Avenue, 20th Floor
Dallas, Texas 75201

EXHIBIT A
LEGAL DESCRIPTION

Legal Description of Casa Blanca Premises

BEING all of Lots 1 through 18 in Block 7/2290 of Maplewood Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 121, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the Northeast R.O.W. of Sylvester Street (50 foot R.O.W.) with the Northwest R.O.W. of Lucas Drive (50 foot R.O.W.);

THENCE North 46 degrees 21 minutes 09 Seconds West along the Northeast R.O.W. of Sylvester Street a distance of 418.59 feet to a 1/2 inch iron rod found for corner, said point being the South corner of Lot 19 of said Maplewood Addition;

THENCE North 43 degrees 38 minutes 51 Seconds East along the Southeast line of said Lot 19 a distance of 150.00 feet to a 1/2 inch iron rod found for corner, said point being the East corner of said Lot 19;

THENCE North 46 degrees 21 minutes 09 Seconds West along the Northeast line of Lot 19 and continuing along the Northeast line of Lot 20 of said Maplewood Addition, a total distance of 100.00 feet to a 1/2 inch iron rod found for corner, said point being in the Southeast R.O.W. of Hawthorne Avenue (50 foot R.O.W.);

THENCE North 43 degrees 38 minutes 51 Seconds East along the Southeast R.O.W. of Hawthorne Avenue a distance of 150.00 feet to a 1/2" iron rod found for corner, said point being the intersection of the Southeast R.O.W. of Hawthorne Avenue with the Southwest R.O.W. of Lake Avenue (50 foot R.O.W.);

THENCE South 46 degrees 21 minutes 09 Seconds East along the Southeast R.O.W. of Lake Avenue a distance of 511.00 feet to a 1/2 inch iron rod found for corner, said point being the intersection of the Southwest R.O.W. of Lake Avenue with the Northwest R.O.W. of Lucas Drive;

THENCE South 42 degrees 11 minutes 51 Seconds West along the Northwest R.O.W. of Lucas Drive a distance of 300.10 feet to the PLACE OF BEGINNING and CONTAINING 139,439 square feet or 3.20 acres of land, more or less.

Legal Description of Casa Valencia Premises

BEING all of Lots 1 through 18 in Block 8/2291 of Maplewood Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2, Page 121, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the Southwest R.O.W. of Lake Avenue (50 foot R.O.W.) with the Northwest R.O.W. of Hawthorne Avenue (50 foot R.O.W.);

THENCE South 43 degrees 44 minutes 42 seconds West along the Northwest R.O.W. of Hawthorne Avenue a distance of 299.75 feet to a 1/2 inch iron rod found for corner, said point being the intersection of the Northwest R.O.W. of Hawthorne Avenue with the Northeast R.O.W. of Sylvester Street (50 foot R.O.W.);

THENCE North 46 degrees 10 minutes West along the Northeast R.O.W. of Sylvester Street a distance of 450.77 feet to a 1/2 inch iron rod found for corner, said point being the intersection of the Northeast R.O.W. of Sylvester Street with the Southeast R.O.W. of Kings Road (50 foot R.O.W.);

THENCE North 43 degrees 50 minutes East along the Southeast R.O.W. of Kings Road a distance of 300.05 feet to a 1 inch iron pipe found for corner, said point being the intersection of the Southeast R.O.W. of Kings Road with the Southwest R.O.W. of Lake Avenue;

THENCE South 46 degrees 09 minutes 48 seconds East along the Southwest R.O.W. of Lake Avenue a distance of 450.39 feet to the PLACE OF BEGINNING and CONTAINING 135,000 square feet or 3.10 acres of land, more or less.

8

FILED

2025 SEP 15 PM 1:44

Notice of Substitute Trustee Sale

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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

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

Dated: April 23, 2025

Trustor: Prestige Investments LLC DBA Prestige Investments II LLC

Trustee: Michael J. Schroeder, Esq.

Lender: Hard Money Fast LLC, ISAOA/ATIMA

Guarantor: Desmond Shaquille Crisp, Individually

Recorded in: Document #202500085067 in the real property records of Dallas County, Texas

Secures: Commercial Promissory Note ("Note") in the original principal amount of Three Hundred Thirty-Seven Thousand Five Hundred and 00/100 dollars (\$337,500.00), executed by Desmond Shaquille Crisp on behalf of Prestige Investments LLC DBA Prestige Investments II LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Property to be Sold: Commonly known as **3512 Rio Grande Circle, Dallas, TX 75233.**

BEING LOT 1-C in BLOCK 1/6957 of GUY FREEMAN SUBDIVISION, an Addition to the City of Dallas, Texas, according to the Map thereof recorded in Volume 51, Page 129, Map Records, Dallas County, Texas

CAD NO.: 00000656476000000

Property Address is commonly known as: 3512 Rio Grande Circle, Dallas, TX 75233

Foreclosure Sale:

Date: Tuesday, October 7, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: The North Side of the George Allen Courts Building facing 600 Commerce Street, Dallas, TX 75202, Below the overhang, or as designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Hard Money Fast LLC, ISAOA/ATIMA's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Hard Money Fast LLC, ISAOA/ATIMA, the owner and holder of the Note, has requested Substitute Trustee to sell the Property. Alexander M. Campbell and/or Austin Ernst have been appointed Substitute Trustee, and will sell the Property in accordance with the terms set forth in this Notice.

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

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

If Hard Money Fast LLC, ISAOA/ATIMA passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.



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

property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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


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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **PECALA PROPERTIES LLC**, a Texas limited liability company dated August 3, 2023, and duly filed for record on August 4, 2023, in the Office of the County Clerk of Dallas County, Texas under Dallas County Clerk's **Instrument No. 2023-202300156756** of the Official Public Records of Dallas County, Texas, conveying to **MATT L. JANNER**, Trustee, the following described real property and improvements thereon in Dallas County, Texas, to-wit:

Lot 6, Block H/4238, THE HIGHLAND ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 2, Page 347, Map records of Dallas County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

**Shelley Ortolani
Mary Mancuso
Michele Hreha
Francesca Ortolani
Guy Wiggs
David Stockman
Brenda Wiggs
Donna Stockman
Janet Pinder
Brandy Bacon
Michelle Schwartz
Jamie Dworsky
Angela Cooper
Carol Dunmon
Payton Hreha, or
Jeff Benton**

2023 SEP 15 PM 12:43
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the



undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

OCTOBER 7, 2025

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:

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

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refileing may be after the date originally scheduled for this 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 prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record 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 terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "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. WITHOUT LIMITATION OF THE

FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

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.



Shelley Ortolani

Mary Mancuso

Michele Hreha

Francesca Ortolani

Guy Wiggs

David Stockman

Brenda Wiggs

Donna Stockman

Janet Pinder

Brandy Bacon

Michelle Schwartz

Jamie Dworsky

Angela Cooper

Carol Dunmon

Payton Hreha, or

Jeff Benton

Substitute Trustee(s)

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 12, 2025

NOTE: Real Estate Note described as follows:

Date: October 12, 2023
Maker: Wildcat Lending Fund One, LP
Payee: Ayelech A. Mackey
Original Principal Amount: \$155,000.00

DEED OF TRUST:

Date: October 12, 2023
Grantor: Ayelech A. Mackey
Trustee: Michael E. Gillman
Beneficiary: Wildcat Lending Fund One, LP
Recorded: Doc. No. 202300214718 in the real property records of Dallas County, Texas

LENDER: Wildcat Lending Fund One, LP

BORROWER: Ayelech A. Mackey

PROPERTY: The real property described as follows:

Lot 15 in Block A/6673 of Homeplace Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 15, Page 273, Map Records, Dallas County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEES:

Timothy Micah Dortch, Lance Livingston and/or Luisa Ulluela
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton
4600 Fuller Ave., Suite 400
Irving, Texas 75038

FILED
2025 SEP 15 PM 12:43
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY



4853152

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

Date: October 7, 2025

Time: To commence at 1:00 p.m., or within three (3) hours after that time

PLACE OF SUBSTITUTE TRUSTEE'S 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

NOTICE

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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Wildcat Lending Fund One, the owner and the holder of the Note and 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.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Wildcat Lending Fund One, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Wildcat's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the date and time of substitute trustee's sale of property and at the place of substitute trustee' sale of property, substitute trustee, or any other substitute trustee Wildcat 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.

EXECUTED as of September 12, 2025.

A handwritten signature in cursive script, reading "Shelley Ortolani", written over a horizontal line.

T. Micah Dortch, Lance Livingston, Luisa Ulluela,
Shelley Ortolani, Mary Mancuso, Michele Hreha,
Francesca Ortolani, Guy Wiggs, David Stockman,
Brenda Wiggs, Donna Stockman, Janet Pinder,
Brandy Bacon, Michelle Schwartz, Jamie Dworsky,
Angela Cooper, Carol Dunmon, Payton Hreha, Jeff
Benton

PREPARED IN THE LAW OFFICE OF:
Dortch Lindstrom Livingston Law Group
2613 Dallas Parkway, Suite 220
Plano, Texas 75093

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	TRUE FOUNDATION NON-DENOMINATIONAL CHURCH, INCORPORATED	Deed of Trust Date	August 21, 2019
Original Mortgagee	Prosperity Bank	Original Principal	\$225,336.00
Recording Information	Instrument #: 201900222969 in Dallas County, Texas	Original Trustee	David Zalman
Property Address	2035 Canada Drive, Dallas, TX 75212	Property County	Dallas

MORTGAGE SERVICER INFORMATION:

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

SALE INFORMATION:

Date of Sale	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 9 AND LOT 10 IN BLOCK 1 OF ROOSEVELT MANOR ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 178, 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.

2025 SEP 15 PM 12:40

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 100-00993

PAGE 1

NOTICE OF TRUSTEE'S SALE

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

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

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

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled 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 15, 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

FILED

2025 SEP 15 PM 3:49

NOTICE OF FORECLOSURE SALE

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.

October 7, 2025

Deed of Trust

Dated: May 4, 2023

Trustee:

Paul Howell
Method Bank
3100 Monticello Avenue, Suite 125
Dallas, Texas 75205

Grantor: Highland Park Housekeeping LLC

Mortgagee: Method Bank (hereafter "Lender")

Recording Information: Real property records of Dallas County, Texas.

Property Address: 4411 McKinney Avenue, Apt. 24, Dallas, Texas 75205

Legal Description: Unit No. 24 in Building 6 and its appurtenant undivided interest in and to the general and limited common elements of Grammercy Place Condominiums, a condominium regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration, recorded in/under Volume 2002159, Page 4151, Real Property Records, Dallas County, Texas, together with any and all amendments and/or supplements thereto.

Note Secured by Deed of Trust: Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: April 28, 2023

Original Principal Amount: \$100,000.00

Maker: Highland Park Housekeeping LLC

Lender: Method Bank

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: Dallas County Courthouse
600 Commerce Street
Dallas Texas 75202

Sale Date: October 7, 2025

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 a.m., or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed, by and through agents, the Substitute Trustee to administer the trust provisions.

The above-described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

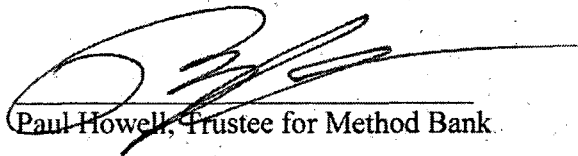
If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

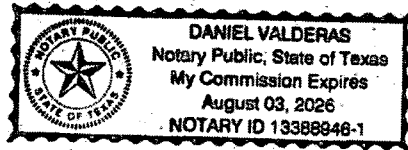
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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


Paul Howell, Trustee for Method Bank

STATE OF TEXAS §

COUNTY OF DALLAS §

SUBSCRIBED AND SWORN TO before me on 15th of September




Notary Public, State of Texas

FILED

2025 SEP 11 AM 11:13

112 SOUTH WINNETKA AVENUE
DALLAS, TX 75208

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY *CHA* DEPUTY

00000010501732

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: October 07, 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 23, 2023 and recorded in Document INSTRUMENT NO. 2023-202300125393 real property records of DALLAS County, Texas, with RONE CARLINO AND ROSELLE CARLINO, SPOUSES, MARRIED TO EACHOTHER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CITADEL SERVICING CORPORATION DBA ACRA LENDING., ITS SUCCESSORS AND ASSIGNS., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RONE CARLINO AND ROSELLE CARLINO, SPOUSES, MARRIED TO EACHOTHER, securing the payment of the indebtednesses in the original principal amount of \$376,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2023-NQM6 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SERVICEMAC LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SERVICEMAC LLC
9726 OLD BAILES RD., SUITE 200
FORT MILL, SC 29707-7882

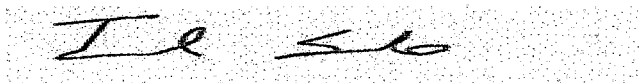


112 SOUTH WINNETKA AVENUE
DALLAS, TX 75208

00000010501732

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9/11/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 9/11/25

112 SOUTH WINNETKA AVENUE
DALLAS, TX 75208

00000010501732

00000010501732

DALLAS

EXHIBIT "A"

BEING LOT 4, IN BLOCK 35/3282, OF WINNETKA HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 194, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Notice of Substitute Trustee Sale

FILED

F25-00127 TX
6723171543 | 7241415871

2025 SEP 11 AM 11:05

JOHN F. WARREN
COUNTY CLERK

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

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

Date: **10/07/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street;** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Being Lot 56 in Block F/5453, of Lane Park, an Addition to the City of Dallas, Texas, according to the Map recorded in Volume 82015, Page 396 Map Records, Dallas County, Texas.

APN: 00-54530-F00-056-0000

Commonly known as: **7 Carmarthen Court, Dallas, TX 75225-2457**

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 02/15/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 02/16/2024 as Instrument No. 202400032452 of the Real Property Records of Dallas County, Texas.

Trustor(s):	DOMUM FORTUNA LLC, a Texas Limited Liability Company	Original Beneficiary:	American Bancshares Mortgage LLC, a/an Florida Limited Liability Company
Current Beneficiary:	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2	Loan Servicer:	PHH Mortgage Services
Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is"

condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$1,015,000.00, executed by DOMUM FORTUNA LLC, a Texas Limited Liability Company, and payable to the order of American Bancshares Mortgage LLC, a/an Florida Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DOMUM FORTUNA LLC, a Texas Limited Liability Company. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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


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

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

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2024-2
2945 Townsgate Rd, Ste 110
Westlake Village, CA 91362
Renzo Della Ripa
rdellaripa@velocitycommercial.com
(818) 338-9791

Dated: 9/10/2025

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



Assured Lender Services, Inc.

111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

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

Certificate of Posting

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

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

Signature: _____

Declarants Name: _____

Date: _____

Notice of Substitute Trustee Sale

FILED

F25-00258 TX
6723228983 | 7241213300

2025 SEP 11 AM 11:05

JOHN F. WARREN *OKK*
COUNTY CLERK

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

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

Date: **10/07/2025**
Time: The sale will begin no earlier than **10:00AM** or no later than three hours thereafter. The sale will be completed by no later than 1:00 PM. (Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.)
Place: **Dallas** County, TX at the following location: **North side of the George Allen Courts Building facing Commerce Street.** OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

LEGAL DESCRIPTION: SEE EXHIBIT "A"

APN: 00-00031-990-000-0000

Commonly known as: **5151 South Denley Drive, Dallas, TX 75241-1320**

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 12/31/2024 (the "Deed of Trust") and recorded in the office of the County Clerk of Dallas County, Texas, recorded on 01/13/2025 as Document No.202500005594 of the Real Property Records of Dallas County, Texas.

Trustor(s):	Tamara Nicole Lias	Original Beneficiary:	Velocity Commercial Capital, LLC, a California Limited Liability Company
Current Beneficiary:	U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-1	Loan Servicer:	PHH Mortgage Services
Current Substituted Trustees:	Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Payton Hreha, Michele Sanders or Cherie Maples		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$91,000.00, executed by Tamara Nicole Lias, and payable to the order of Velocity Commercial Capital, LLC, a California Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Tamara Nicole Lias. U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

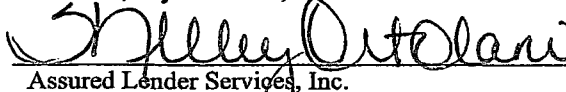
NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

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

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2025-1
2945 Townsgate Road
Suite 110
Westlake Village, CA 91361
Steve Nicholson
snicholson@velocitycommercial.com

Dated: 9/10/2025

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



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

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

EXHIBIT "A"

Property Description

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND BEING LOT 5, BLOCK U/4372, GLENDALE ACRES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 517, MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS.

SAVE AND EXCEPT:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A PORTION OF LOTS 5 AND 6, CITY BLOCK U/4372 OF THE GLENDALE ACRES, AN ADDITION TO THE CITY OF DALLAS, TEXAS, AS EVIDENCED BY THE PLAT RECORDED IN VOLUME 1, PAGE 517 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, SAID LOTS BEING NOW OR PREVIOUSLY STANDING IN THE NAME OF L. K. WALKER AND WIFE, LINDA K. WALKER AS EVIDENCED BY THE INSTRUMENT RECORDED IN VOLUME 87046, PAGE 4095, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID PART OF PORTION OF LOTS 5 AND 6 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 4 AND BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DENLEY DRIVE, AND HAVING DART CONTROL COORDINATES OF N 370,907.79 AND E-2,218.446.87;

THENCE SOUTH 23 DEGREES 14 MINUTES 41 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF LOTS 5 AND 6 AND ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DENLEY DRIVE, A DISTANCE OF 587.57 FEET TO THE SOUTHEAST CORNER OF LOT 6;

THENCE NORTH 73 DEGREES 46 MINUTES 16 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF LOT 6, A DISTANCE OF 257.94 FEET TO THE SOUTHWEST CORNER OF LOT 6, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 7;

THENCE NORTH 23 DEGREES 14 MINUTES 41 SECONDS WEST ALONG THE COMMON LINE BETWEEN LOTS 6 AND 7, A DISTANCE OF 11.58 FEET TO THE BEGINNING OF NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 122.00 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 122 DEGREES 30 MINUTES 30 SECONDS, AN ARC DISTANCE OF 260.86 FEET (CHORD BEARS NORTH 38 DEGREES 10 MINUTES 14 SECONDS EAST AND IS 213.93 FEET IN LENGTH);

THENCE NORTH 23 DEGREES 04 MINUTES 55 SECONDS WEST, A DISTANCE OF 310.65 FEET TO THE COMMON LINE BETWEEN LOTS 4 AND 5;

THENCE NORTH 72 DEGREES 11 MINUTES 08 SECONDS EAST ALONG THE COMMON LINE BETWEEN LOTS 4 AND 5, A DISTANCE OF 10.42 FEET TO THE PLACE OF BEGINNING.

CONTAINING 23,114 SQUARE FEET OF LAND, MORE OR LESS.

Certificate of Posting

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

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

Signature: _____

Declarants Name: _____

Date: _____

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/3/2025	Grantor(s)/Mortgagor(s): N&J ENTERPRISES INC., A TEXAS CORPORATION,
Original Beneficiary/Mortgagee: FIDELIS EQUITY AND REAL ESTATE FUND B, LLC ISAOA/ATIMA	Current Beneficiary/Mortgagee: Fidelis Equity and Real Estate fund B, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 202500012051	Property County: DALLAS
Mortgage Servicer: Pacific Equity and Loan is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3620 100th St. SW, Suite B, Lakewood, WA 98499
Date of Sale: 10/7/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOTS D AND E, BLOCK 19/4315, , RAMONA ACRES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 425, MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, or Payton Hreha, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

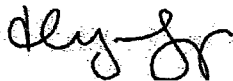
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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: 9/5/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Pacific Equity and Loan

Dated: 9/10/2025

Printed Name:

Shelley Ortolani

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED
COUNTY CLERK
JOHN F WARREN
DALLAS COUNTY
BY
DEPUTY

2025 SEP 11 AM 11:06

MH File Number: TX-25-110455-POS
Loan Type: Business Purpose Loan

FILED

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: January 26, 2001	Original Mortgagor/Grantor: SCOTT A. ROE
Original Beneficiary / Mortgagee: EDWARD JONES MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE OF THE FREDDIEMAC SLST 2023-1 PARTICIPATION INTEREST TRUST
Recorded in: Volume: 2001020 Page: 5366 Instrument No: 1269375	Property County: DALLAS
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$37,952.00, executed by SCOTT A. ROE and payable to the order of Lender.

Property Address/Mailing Address: 4347 DICKASON #115, DALLAS, TX 75219

Legal Description of Property to be Sold: BEING UNIT 115 IN BUILDING C OF LOS NOGALES CONDOMINIUMS, A CONDOMINIUM REGIME IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE DECLARATION FILED FOR RECORD ON SEPTEMBER 14, 1978, AND RECORDED IN VOLUME 78182, PAGE 68, CONDOMINIUM RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED 3.8761% INTEREST IN THE GENERAL COMMON ELEMENTS AS DESCRIBED IN SAID DECLARATION, AND TOGETHER WITH THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT AND BUILDING, ALL AS DESCRIBED IN SAID DECLARATION.

Date of Sale: October 7, 2025

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE OF THE FREDDIEMAC SLST 2023-1 PARTICIPATION INTEREST TRUST*, the owner and holder of the Note, has requested Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



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 *FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE OF THE FREDDIEMAC SLST 2023-1 PARTICIPATION INTEREST TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.


SUBSTITUTE TRUSTEE

Tejas Corporate Services, LLC

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112

NOTICE OF FORECLOSURE SALE

September 9, 2025

2025 SEP 11 AM 11:07

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY *CH* DEPUTY

DEED OF TRUST ("DEED OF TRUST"):

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

FORECLOSURE SALE:

Date: October 7, 2025
Time: 10am – 1pm
Place: The north side of the George Allen courts building facing Commerce Street or as designated by the County Commissioner's Office
Terms of Sale: The sale will be conducted at a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, Lender has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided under the Deed of Trust.

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

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

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

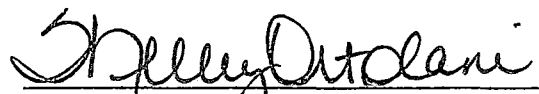
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

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



SUBSTITUTE TRUSTEE

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

NOTICE OF FORECLOSURE SALE

September 03, 2025

2025 SEP 11 AM 11:07

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY OKF DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: September 09, 2022

Grantor: 7015 MCKAMY, LLC

Trustee: Sowell, Alvares & Walls, PLLC

Lender: QUICK LENDING, LLC

Property: BEING LOT 10, IN BLOCK P/8200, OF HIGHLANDS OF MCKAMY II, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 77054, PAGE 920, MAP RECORDS, DALLAS COUNTY, TEXAS Commonly known as 7015 Mckamy Blvd, Dallas, TX 75248.

Address: 7015 Mckamy Blvd Dallas TX 75248

Recorded: September 14, 2022, file number 202200245887 in the Official Public Records of Dallas County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (US \$500,000.00), executed by 7015 MCKAMY, LLC and payable to the order of Lender.

Guaranty: The Note and all other indebtedness of Borrower to Lender is guaranteed by a Guaranty Agreement dated September 09, 2022 and executed by David Goldstein .

Substitute Trustee: Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Jeff Benton

Substitute Trustee's Address: 10406 Rockley, Houston, Texas 77099

Foreclosure Sale:

Date: Tuesday, October 07, 2025

Time: The sale of the Property will be held between the hours of 1pm-4pm. local time

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

4852580

Term 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 TEXAS REAL ESTATE FUND I, LP'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, TEXAS REAL ESTATE FUND I, LP, 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 TEXAS REAL ESTATE FUND I, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TEXAS REAL ESTATE FUND I, LP'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 TEXAS REAL ESTATE FUND I, LP 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 TEXAS REAL ESTATE FUND I, LP. 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 NOTES 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.

PETERKA & ASSOCIATES, PLLC.

Joseph J Peterka III

Joseph J. Peterka III

14002 Pinerock Lane

Houston, TX 77079

(281) 435-7359

joe@peterkalaw.com

Attorney for TEXAS REAL ESTATE FUND I, LP

4035 GRAY OAK
DALLAS, TX 75212

2025 SEP 15 AM 10:31

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

00000010569234

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: October 07, 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 September 30, 2003 and recorded in Document INSTRUMENT NO. 2577657; AS AFFECTED BY MODIFICATION AGREEMENT INSTRUMENT NO. 2022-202200000682 real property records of DALLAS County, Texas, with FAUSTO CHIRINOS AND PRISCILLA CHIRINOS, grantor(s) and DALLAS AREA HABITAT FOR HUMANITY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FAUSTO CHIRINOS AND PRISCILLA CHIRINOS, securing the payment of the indebtednesses in the original principal amount of \$61,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DALLAS AREA HABITAT FOR HUMANITY, INC. AKA DALLAS NEIGHBORHOOD ALLIANCE FOR HABITAT is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

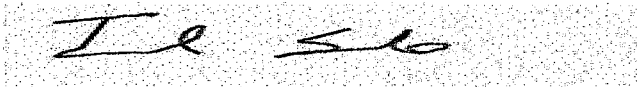


4035 GRAY OAK
DALLAS, TX 75212

00000010569234

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


The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9/15/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 9/15/25

4035 GRAY OAK
DALLAS, TX 75212

00000010569234

00000010569234

DALLAS

EXHIBIT "A"

BEING LOT 48, BLOCK JJ/7135, GREENLEAF VILLAGE SUBDIVISION, PHASE 2, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2001247, PAGE 67, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

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

2025 SEP 15 AM 10:31

00000010570612

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

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: October 07, 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 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 STEPHEN P. CARLINO, 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. STEPHEN P. CARLINO is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

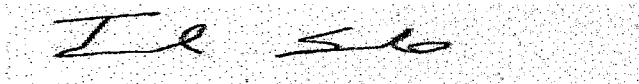
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. STEPHEN P. CARLINO, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o STEPHEN P. CARLINO
2301 MIDDLE RIVER DRIVE
FORT LAUDERDALE, FL 33305



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

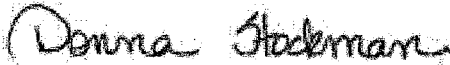
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9/15/25 I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 9/15/25

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

00000010570612

00000010570612

DALLAS

EXHIBIT "A"

PROPERTY (INCLUDING ANY IMPROVEMENTS): 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

LOT 22, IN BLOCK 15/5242, 0FLAKELAND 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; AND

EXHIBIT A

THE FOLLOWING LIENS WILL REMAIN IN FIRST LIEN POSITION:

VENDOR'S LIEN IN DEED FROM ANDREW PEELE, A SINGLE PERSON TO DAX CAPITAL, LLC, DATED MAY 27, 2022, FILED MAY 31, 2022, RECORDED IN DOCUMENT NO. 202200151211, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, SECURING STEPHEN P. CARLINO IN THE PAYMENT OF A NOTE IN THE PRINCIPAL SUM OF \$410,201.57; SAID NOTE BEING ADDITIONALLY SECURED BY DEED OF TRUST EXECUTED BY DAX CAPITAL, LLC, TO PHILLIP R. DOEPFNER, TRUSTEE, RECORDED IN DOCUMENT NO. 202200151212, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS; AND ALL TERMS AND PROVISIONS CONTAINED THEREIN, INCLUDING, BUT NOT LIMITED TO, ANY ADDITIONAL INDEBTEDNESS SECURED BY SAID INSTRUMENT; AND INCLUDING, BUT NOT LIMITED TO, THE DUE ON SALE PROVISIONS CONTAINED THEREIN, AND CONSEQUENCES OF DEFAULT ARISING FROM FAILURE TO OBTAIN LENDER'S WRITTEN CONSENT TO THE INSURED TRANSACTION.

NOTE: AFFECTS LOT 21, BLOCK 15/4242 (8714 SAN LEANDRO DRIVE, DALLAS, TEXAS 75218) VENDOR'S LIEN IN DEED FROM ROBIN L. PECKOVER TO DAX CAPITAL, LLC, DATED APRIL 25, 2022, FILED APRIL 26, 2022, RECORDED IN DOCUMENT NO. 202200116935, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, SECURING STEPHEN P. CARLINO IN THE PAYMENT OF A NOTE IN THE PRINCIPAL SUM OF \$435,000.00; SAID NOTE BEING ADDITIONALLY SECURED BY DEED OF TRUST EXECUTED BY DAX CAPITAL, LLC, TO STEPHEN P. CARLINO, TRUSTEE, RECORDED IN DOCUMENT NO. 202200116936, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS; AND ALL TERMS AND PROVISIONS CONTAINED THEREIN, INCLUDING, BUT NOT LIMITED TO, ANY ADDITIONAL INDEBTEDNESS SECURED BY SAID INSTRUMENT; AND INCLUDING, BUT NOT LIMITED TO, THE DUE ON SALE PROVISIONS CONTAINED THEREIN, AND CONSEQUENCES OF DEFAULT ARISING FROM FAILURE TO OBTAIN LENDER'S WRITTEN CONSENT TO THE INSURED TRANSACTION.

NOTE: AFFECTS LOT 22, BLOCK 15/5242 (8710 SAN LEANDRO DRIVE, DALLAS, TEXAS 75218) VENDOR'S LIEN IN DEED FROM MICHAEL TRENT SCARBROUGH, JR. WHO ACQUIRED TITLE AS MICHAEL TRENT SCARBROUGH AND MATHEW TYLER SCARBROUGH TO DAX CAPITAL LLC, A TEXAS LIMITED LIABILITY COMPANY, DATED FEBRUARY 29, 2024, FILED FEBRUARY 29, 2024, RECORDED IN DOCUMENT NO. 20240004099, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS, SECURING STEPHEN P. CARLINO IN THE PAYMENT OF A NOTE IN THE PRINCIPAL SUM OF \$450,000.00; SAID NOTE BEING ADDITIONALLY SECURED BY DEED OF TRUST EXECUTED BY

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

00000010570612

DAX CAPITAL LLC, A TEXAS LIMITED LIABILITY COMPANY, TO PHILLIP R. DOEFFNER, TRUSTEE, RECORDED IN DOCUMENT NO. 202400040997, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS; AND ALL TERMS AND PROVISIONS CONTAINED THEREIN, INCLUDING, BUT NOT LIMITED TO, ANY ADDITIONAL INDEBTEDNESS SECURED BY SAID INSTRUMENT; AND INCLUDING, BUT NOT LIMITED TO, THE DUE ON SALE PROVISIONS CONTAINED THEREIN, AND CONSEQUENCES OF DEFAULT ARISING FROM FAILURE TO OBTAIN LENDER'S WRITTEN CONSENT TO THE INSURED TRANSACTION.

NOTE: AFFECTS LOT 23, BLOCK 15/5242 (8706 SAN LEANDRO DRIVE, DALLAS, TEXAS 75218