

10755-10757 LAKE GARDENS DR  
DALLAS, TX 75218

2025 SEP 15 AM 10:31

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

00000010291524

**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 March 29, 2017 and recorded in Document INSTRUMENT NO. 201700093875 real property records of DALLAS County, Texas, with CHRISTOPHER WAWROSKI AND SHARILYN K MILLS-WAWROSKI HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTOPHER WAWROSKI AND SHARILYN K MILLS-WAWROSKI HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$195,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL FUNDING TRUST 2022-NQM3 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

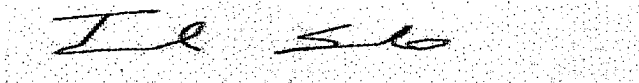


10755-10757 LAKE GARDENS DR  
DALLAS, TX 75218

00000010291524

**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.**

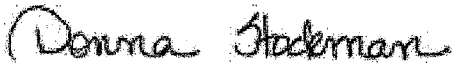
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT FORSTER, JEFF FLEMING, ISRAEL SAUCEDO OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 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

10755-10757 LAKE GARDENS DR  
DALLAS, TX 75218

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DALLAS

**EXHIBIT "A"**

LOT 3, BLOCK 6/5364, LOCHWOOD ADDITION, INSTALLMENT NO. 3, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 25, PAGE 49, PLAT RECORDS, DALLAS COUNTY, TEXAS.

2530

Our Case Number: 18-13054-FC-6

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

WHEREAS, on March 5, 2005, ORSON B EDMOND, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to NEW CENTURY MORTGAGE CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 3285103, in Book 2005 056, at Page 06733, in the DEED OF TRUST OR REAL PROPERTY RECORDS of DALLAS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 19, BLOCK 15/8605, OF THE WOODS, THIRD SECTION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 76006, PAGE 645, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 7319 LOST CANYON DR, DALLAS, TX 75249

Mortgage Servicer: BANK OF AMERICA, N.A.


Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY AS  
TRUSTEE FOR THE HOLDERS OF NEW CENTURY HOME  
EQUITY LOAN TRUST, SERIES 2005-A, ASSET BACKED  
PASS-THROUGH CERTIFICATES  
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

### **ACTIVE MILITARY SERVICE 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 immediately.**

WITNESS MY HAND this 12 day of SEP. 2025

  
John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Auction.com LLC, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper, Stockman Foreclosure Services Inc., Marinosci Law Group PC, Resolve Trustee Services, LLC

Substitute Trustee Address:

Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

DEPUTY  
BY  
DALLAS COUNTY  
CLERK  
JOHN F. WARREN

2025 SEP 15 AM 10:30

FILED

CAUSE NO. DC-22-11024

In Re: Order of Foreclosure Concerning  
7319 Lost Canyon Dr  
Dallas, TX 75249  
Under Tex. R. Civ. P. 736

Petitioner:

Deutsche Bank National Trust Company As  
Trustee For The Holders Of New Century  
Home Equity Loan Trust, Series 2005-A, Asset  
Backed Pass-Through Certificates

Respondent(s):

Estate of Orson B Edmond  
Omari Edmond  
Amira Edmond

§ IN THE DISTRICT COURT OF TEXAS

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DALLAS COUNTY, TEXAS

95th JUDICIAL DISTRICT

**ORDER FOR FORECLOSURE**

On this date the Court considered the Tex. R. Civ. P. 736 Application for Order Permitting Foreclosure of Lien Created Under Texas Constitution Article XVI, §50a(6) ("Application") of Deutsche Bank National Trust Company As Trustee For The Holders Of New Century Home Equity Loan Trust, Series 2005-A, Asset Backed Pass-Through Certificates ("Petitioner"), its successors in interest and assigns. The Court has determined that it has jurisdiction over the subject matter and the parties in this proceeding. The Court finds the following:

1. This is an in rem proceeding;
2. The Petitioner has satisfied the requirements of Tex. R. Civ. P. 736.1(d)(3) and established that:
  - (a) A debt exists which is secured by a lien created under Tex. Const. Art. XVI §50a(6) for a home equity loan;
  - (b) The beneficiary of the security instrument and the party authorized to enforce the terms therein is for Deutsche Bank National Trust Company As Trustee For The Holders Of New Century Home Equity Loan Trust, Series 2005-A, Asset Backed Pass-Through Certificates;
  - (c) Party(s) obligated to pay the lien: Orson B Edmond
  - (d) Party(s) who is(are) a mortgagor(s) of the lien sought to be foreclosed but is not a maker of or assumer of the underlying debt: N/A.

- (e) The requisite notices to cure the default and accelerate the maturity of the debt under the security instrument, Tex. Prop. Code §51.002, and applicable law have been given to each person, and the opportunity to cure has expired; and
- (f) Prior to filing the Application, all actions required by applicable law and the lien sought to be foreclosed have been performed.

3. The mailing address of the property sought to be foreclosed is 7319 Lost Canyon Dr, Dallas, TX 75249 ("Property"), and is more particularly described, to-wit:

**Lot 19, Block 15/8605, of THE WOODS, THIRD SECTION, an Addition to the City of Dallas, DALLAS County, Texas, according to the map or plat thereof recorded in Volume 76006, Page 645, of the Plat Records of DALLAS County, Texas.**

4. Respondents, Orson B Edmond, deceased, Omari Edmond, and Amira Edmond are subject to this Order, and per Petitioner's records Respondents last known addresses are as follows:

- Orson B Edmond, deceased – 7319 Lost Canyon Dr, Dallas, TX 75249
- Omari Edmond – 504 Green Oaks Cir, Apt. 2021, Arlington, TX 76006
- Amira Edmond – 512 Wellborn Dr, Plano, TX 75075

5. The Security Instrument encumbering the Property is recorded in the official real property records of Dallas County, Texas under County Clerk Number: 3285103, where all or part of the property is located.

The Court further finds that the Application complies with Tex. R. Civ. P. 736; that the Application has been properly served in accordance with Tex. R. Civ. P. 736.3; that in accordance with Tex. R. Civ. P. 736.7(c), the required Return of Service has been on file with the clerk of the Court for at least 10 days, exclusive of the filing date, except that, if service by certified mail is unsuccessful, the return of service need not contain a return receipt as stated by Tex. R. Civ. P. 736.3(b)(2).

THE COURT THEREFORE GRANTS Petitioner's Application for Expedited Foreclosure Order Under Rule 736 on a Home Equity Loan or Home Equity Line of Credit under Tex. Const. art. XVI, §50a(6).

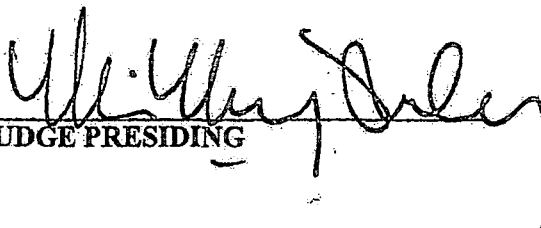
IT IS THEREFORE ORDERED that Petitioner may proceed with a foreclosure sale of the lien on the Property under the terms of the security instrument and Texas Property Code §51.002.

IT IS FURTHER ORDERED that Petitioner shall send Respondents a copy of this signed Order with the notice of foreclosure sale sent to Respondents.

IT IS FURTHER ORDERED that if Respondents are represented by counsel, Petitioner shall, by certified mail, send Respondents' attorney(s) notice of the foreclosure sale date.

IT IS FURTHER ORDERED that Petitioner may communicate with Respondents and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED this 5th day of April, 2023.

  
JUDGE PRESIDING

Approved as to Form and Content:

By: /s/ Sammy Hooda  
Sammy Hooda / SBN: 24064032  
**MARINOSCI LAW GROUP, P.C.**  
16415 Addison Road, Suite 725  
Addison, TX 75001  
Telephone: 972.331.2300  
Facsimile: 972.331.5240  
Email: shooda@mlg-defaultlaw.com  
Attorney for Petitioner

18-13054

Civil Case Cover Sheet  
In The District Court  
of Dallas County, Texas

April 05, 2023

SAMMY HOODA  
MARINOSCI LAW GROUP PC DBA MARINOSCI & BAXTER  
14643 DALLAS PARKWAY  
SUITE 750  
DALLAS TX 75254

IN RE: DC-22-11024  
O FORECLOSURE vs. ORSON B EDMOND et al

PLEASE SEE ATTACHMENT(S):

ORDER OF FORECLOSURE

Attorneys update your information at:

<https://www.dallascounty.org/government/district-clerk/attorney-form.php>

ORSON B EDMOND  
7319 LOST CANYON DR  
DALLAS, TX 75249

OMARI EDMOND  
504 GREEN OAKS CIR, APT. 2021  
ARLINGTON, TX 76006

AMIRA EDMOND  
512 WELLBORN DR  
PLANO, TX 75075

SAMMY HOODA  
MARINOSCI LAW GROUP, PC DBA  
MARINOSCI & BAXTER  
14643 DALLAS PARKWAY  
SUITE 750  
DALLAS, TX 75254



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.

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

**NOTE:** described as follows:

Date: June 10, 2016

Maker: Felipe Martinez Pecina and Anilu Del Carmen Martinez Sias

Payee: Success Mortgage Corporation

Original Principal Amount: \$115,609.00

**DEED OF TRUST:** described as follows:

Date: June 10, 2016

Grantor: Felipe Martinez Pecina, a single man, and Anilu Del Carmen Martinez Sias, a single woman

Trustee: Michael H. Patterson

Beneficiary: Success Mortgage Corporation

Recorded: filed for record on June 23, 2016, in the Real Property Records of Dallas County, Texas under Instrument No. 201600170429.

**LENDER:** BT PEGASUS TWO, LLC, a Texas limited liability company, through an Assignment of Deed of Trust dated June 10, 2025, from Prosperity Bank, as Assignor, and filed of record on June 11, 2025, with the Deed Records of Dallas County, Texas under Instrument No. 202500120397.

**BORROWER:** Felipe Martinez Pecina and Anilu Del Carmen Martinez Sias

**PROPERTY:** The real property described as follows:

Lot 45, Block A/6755, of La Valencia, an Addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded under Clerk's File No. 200600140325, of the Map Records of Dallas County, Texas, and more commonly known 2768 N. Saint Augustine, Dallas, Texas 75227, 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 TRUSTEE:** George A. Mellers as Substitute Trustee/Attorney/Authorized Agent of BT Pegasus Two, LLC pursuant to Section 51.0076 of the Texas Property Code.

**SUBSTITUTE TRUSTEE ADDRESS:** Cowles & Thompson, P.C., 4965 Preston Park Blvd., Ste. 320, Plano, Texas 75093

FILED  
2025 SEP 11 PM 1:07  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY AK DEPUTY

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

October 7, 2025, the first Tuesday of the month, to commence at 10:00 a.m. or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

The sale will occur on the North Side of the George L. Allen, Sr. Courts Building, 600 Commerce Street, Dallas, Texas 75202, or in the area designated by the County Commissioners pursuant to Section 51.022 of the Texas Property Code.

**NOTICES**

**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 TRUSTEES 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.**

**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, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender'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's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or

warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS**.

**EXECUTED** as of September 11, 2025.



George A. Mallers as Substitute  
Trustee/Attorney/Authorized Agent of  
BT Pegasus Two, LLC

George A. Mallers  
**COWLES & THOMPSON, P.C. – PLANO**  
4965 Preston Park Blvd., Ste. 320  
Plano, Texas 75093

**ACKNOWLEDGEMENT**

**STATE OF TEXAS**

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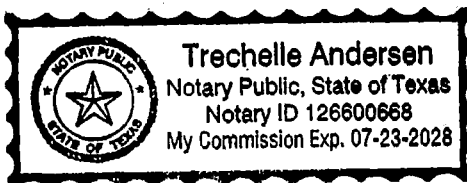
**COUNTY OF COLLIN**

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This instrument was acknowledged before me on September 11, 2025, by George A. Mallers.  
The acknowledging person personally appeared by:

☒ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.

  
\_\_\_\_\_  
Notary Public – State of Texas

FILED

**NOTICE OF ASSESSMENT LIEN SALE**

2025 SEP 11 PM 12:29

STATE OF TEXAS

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COUNTY OF DALLAS

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JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY AK DEPUTY

**WHEREAS**, the property herein described is subject to the Condominium Declaration for Forestwood on the Creek Condominiums, recorded on August 11, 1983 as Instrument No. 198301580683 of the Official Public Records of Dallas County, Texas; and the Condominium Declaration for Forestwood on the Creek II, recorded on April 20, 1984 as Instrument No. 198400808132 of the Official Public Records of Dallas County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

**WHEREAS**, Forestwood Homeowners Association, Inc. on June 20, 2024, October 30, 2024, and June 20, 2025, sent notice of default in payment of assessments to **ALVIN RICHARDS**, a single person, being the reputed owner or current owner of said real property; and

**WHEREAS**, the said **ALVIN RICHARDS**, a single person, has continued to default in the payment of their indebtedness to Forestwood Homeowners Association, Inc. and the same is now wholly due, and Forestwood Homeowners Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Forestwood Homeowners Association, Inc.

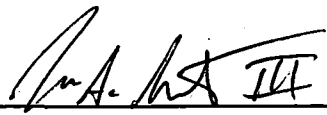
**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 7th day of October, 2025, between 10:00 a.m. and 4:00 p.m., Forestwood Homeowners Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place not later than three (3) hours thereafter.

Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

**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.**

SIGNED: September 11, 2025.

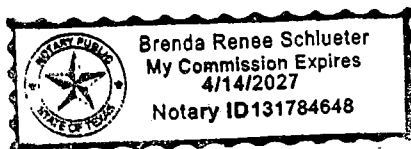
**FORESTWOOD HOMEOWNERS  
ASSOCIATION, INC.**

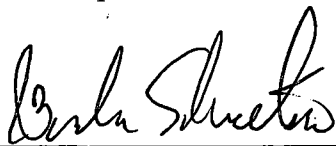
By:   
Judd A. Austin, III  
Its: Duly Authorized Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, Duly Authorized Agent for Forestwood Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on September 11, 2025.



  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr., Judd A. Austin, III, Vinay B. Patel,  
Kristen Pierce, Parrish S. Nicholls, and Claudia Zissman-Monzon  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street, Suite 4600  
Dallas, Texas 75201**

## **EXHIBIT "A"**

**Unit 1311, in Building M, of FORESTWOOD on the Creek II, Condominiums, condominium regime situated in the City of Dallas, Dallas, County, Texas together with an undivided interest in the common elements according to the Declaration recorded in Volume 84099, Page 0732, and Certificate of Correction of Errors recorded in Volume 84099, Page 0728, Condominium Records, Dallas County, Texas. (the "Property").**

FILED

2025 SEP 11 PM 12:29

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY CKK DEPUTY

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS

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COUNTY OF DALLAS

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**WHEREAS**, the property herein described is subject to the Condominium Declaration for Forestwood on the Creek Condominiums, recorded on August 11, 1983 as Instrument No. 198301580683 of the Official Public Records of Dallas County, Texas; and the Condominium Declaration for Forestwood on the Creek II, recorded on April 20, 1984 as Instrument No. 198400808132 of the Official Public Records of Dallas County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

**WHEREAS**, Forestwood Homeowners Association, Inc. on June 20, 2024, November 12, 2024, and April 11, 2025, sent notice of default in payment of assessments to **KIM R. GREEN, a single person**, being the reputed owner or current owner of said real property; and

**WHEREAS**, the said **KIM R. GREEN, a single person**, has continued to default in the payment of their indebtedness to Forestwood Homeowners Association, Inc. and the same is now wholly due, and Forestwood Homeowners Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Forestwood Homeowners Association, Inc.

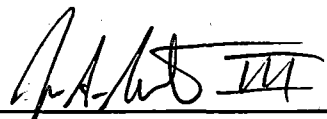
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Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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SIGNED: September 11, 2025.

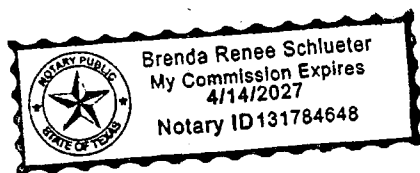
**FORESTWOOD HOMEOWNERS  
ASSOCIATION, INC.**

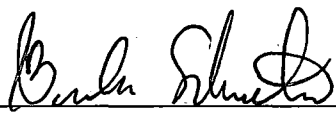
By:   
Judd A. Austin, III  
Its: Duly Authorized Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, Duly Authorized Agent for Forestwood Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on September 11, 2025.



  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr., Judd A. Austin, III, Vinay B. Patel,  
Kristen Pierce, Parrish S. Nicholls, and Claudia Zissman-Monzon  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street, Suite 4600  
Dallas, Texas 75201**

**NOTICE OF ASSESSMENT LIEN SALE**

**Page 2**



## **EXHIBIT "A"**

**Unit 1325, Building M, and their appurtenant undivided interest in and to the general and limited common elements of FORESTWOOD ON THE CREEK CONDOMINIUMS, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration and Master Deed recorded in Volume 83158, Page 532 of the Condominium Records of Dallas County, Texas when taken with Certificate of Correction of Error recorded in Volume 84099, Page 717 of the Deed Records of Dallas County, Texas; First Amended recorded in Volume 83191, Page 5781 of the Deed Records of Dallas County, Texas and re-recorded in Volume 83201, Page 2920 of the Deed Records of Dallas County, Texas; and Second Amended recorded in Volume 84099, Page 719 of the Deed Records of Dallas County, Texas. (the "Property").**

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 20, 2006 and recorded under Clerk's File No. 200600398116, in the real property records of Dallas County Texas, with Marion Whitman, FKA Marion R Davis and Harold Whitman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First NLC Financial Services, LLC, DBA The Lending Center, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Marion Whitman, FKA Marion R Davis and Harold Whitman securing payment of the indebtedness in the original principal amount of \$63,200.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Harold Whitman, Marion Whitman. Deutsche Bank National Trust Company, as Trustee for Ixis Real Estate Capital Trust 2007-HE1 Mortgage Pass Through Certificates, Series 2007-HE1 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

### Legal Description:

**LOT 3-B, GUY ALLEN SUBDIVISION OF PART OF LOTS 3 AND 4-D, BLOCK C/4354, GLENDALE ACRES ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 159, MAP RECORDS, DALLAS COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 10/07/2025**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: Dallas County Courthouse, Texas 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

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee 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,"



2025 OCT 11 AM 11:00  
JIM F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
FILED

**"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.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

**WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE 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, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Agency Sales and Posting LLC, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on September 8, 2025.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-24-02251

25TX255-0053  
3719 KIMBALL RIDGE COURT, DALLAS, TX 75232

---

## NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

BEING LOT 11 IN BLOCK 3/6956 OF KIMBALL ACRES, INSTALLMENT NO. 1, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 52, PAGE 9, MAP RECORDS, DALLAS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated February 20, 2025 and recorded on February 24, 2025 as Instrument Number 202500036230 in the real property records of DALLAS County, Texas, which contains a power of sale.

Sale Information: October 07, 2025, at 1:00 PM, or not later than three hours thereafter, at the north side of the George Allen Courts Building facing Commerce Street below the overhang, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by WEALTH MANNA MANAGEMENT CONSULTING LLC secures the repayment of a Note dated February 20, 2025 in the amount of \$284,750.00. BFSR5, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

BY \_\_\_\_\_  
DAVID B. WARREN  
COUNTY CLERK  
DALLAS COUNTY, TEXAS

2025 SEP 11 AM 11:09

FILED




4852493

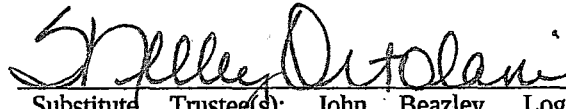
Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George

**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.**

**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.**



Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



Substitute Trustee(s): John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, 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, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Luis Terrazas, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DALLAS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

8827 RUSTOWN DRIVE  
DALLAS, TX 75228

2025 SEP 15 AM 10:31

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

00000010577559

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 March 08, 2005 and recorded in Document INSTRUMENT NO. 3279575 real property records of DALLAS County, Texas, with JOSE R HERNANDEZ A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSE R HERNANDEZ A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$92,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2005-HE3 Mortgage Pass-Through Certificates, Series 2005-HE3 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

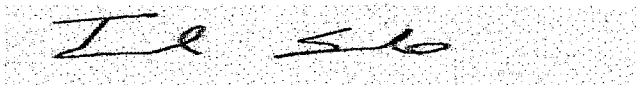


8827 RUSTOWN DRIVE  
DALLAS, TX 75228

00000010577559

**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 SHELLEY ORTOLANI, MICHELE HREHA, MARY MANCUSO, R FRANCESCA ORTOLANI, CAROL DUNMON, JANE KLINE, PAYTON HREHA, CHASITY LEWALLEN, GUY WIGGS, DAVID STOCKMAN, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, AND LUIS TERRAZAS, BRENDA WIGGS, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ OR JAMIE DWORSKY 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

8827 RUSTOWN DRIVE  
DALLAS, TX 75228

00000010577559

00000010577559

DALLAS

**EXHIBIT "A"**

LOT 2 IN BLOCK 2/7377 OF CASA TERRACE NO. 4, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 15, MAP RECORDS, DALLAS COUNTY,  
TEXAS.



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DALLAS County**

**Deed of Trust Dated:** October 23, 2006

**Amount:** \$57,170.20

**Grantor(s):** JUAN SALAS and JULIE G SALAS

**Original Mortgagee:** AMERICAN GENERAL FINANCIAL SERVICES

**Current Mortgagee:** KIRKLAND FINANCIAL LLC

**Mortgagee Address:** KIRKLAND FINANCIAL LLC, 3000 Business Park Circle, Ste 500, Goodlettsville, TN 37072

**Recording Information:** Document No. 200600401081

**Legal Description:** LOT 1, BLOCK C/6237, BUCKNER HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 18, PAGE 363, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

**Date of Sale:** October 7, 2025 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JOHN BEAZLEY OR LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, JOSHUA SANDERS, RAMIRO CUEVAS, MATTHEW HANSEN, WESLEY FOWLER-WILLIAMS, MICHELLE SCHWARTZ, GUY WIGGS, TIM LEWIS, SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, DAVID STOCKMAN, BRENDA WIGGS, JEFF BENTON DENISE BOERNER, DONNA STOCKMAN, JOHN PHILLIP MARQUEZ, JANET PINDER, JAMIE DWORSKY, BRANDY BACON, KATHY ARRINGTON, CAROL DUNMON, JANE KLINE, PAYTON HREHA OR CHASITY LEWALLEN, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, LUIS TERRAZAS, BRUCE MILLER, DANIEL HART, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC. have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

  
Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2025-000412

Printed Name:

  
**JOHN PHILLIP MARQUEZ**  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED  
2025 SEP 11 AM 11:37  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

12431  
Our Case Number: 24-05545-FC-2

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 9, 1999, ARCHIE LEE THOMAS, JR AND WIFE, BERTHA THOMAS, executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to AMRESKO RESIDENTIAL MORTGAGE, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 506460, in Book 99052, at Page 05654, in the DEED OF TRUST OR REAL PROPERTY RECORDS of DALLAS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 24, BLOCK 5/6002 OF SECOND INSTALLMENT, MARSALIS PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25, PAGE 61, MAP RECORDS, DALLAS COUNTY, TEXAS.

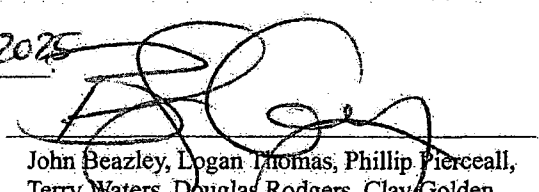
Property Address: 4045 WIND RIVER DRIVE, DALLAS, TX 75216  
Mortgage Servicer: BANK OF AMERICA, N.A.  
Noteholder: BANK OF AMERICA, N.A.  
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

### ACTIVE MILITARY SERVICE 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 immediately.

WITNESS MY HAND this 4<sup>TH</sup> day of SEPT. 2025

  
John Beazley, Logan Thomas, Phillip Pierceall,  
Terry Waters, Douglas Rodgers, Clay Golden,  
Bruce Miller, Joshua Sanders, Ramiro Cuevas,  
Matthew Hansen, Wesley Fowler-Williams,  
Auction.com, Michelle Schwartz, Guy Wiggs,  
David Stockman, Donna Stockman, Janet  
Pinder, Brandy Bacon, Jamie Dworsky, Jeff  
Benton, Angela Cooper, Stockman Foreclosure  
Services inc., Marinosci Law Group PC,  
Resolve Trustee Services, LLC

Substitute Trustee Address:

Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300

FILED  
2025 SEP 11 AM 11:11  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY  DEPUTY

9526 PENINSULA DRIVE  
DALLAS, TX 75218

00000009653635

**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 July 26, 2014 and recorded in Document DOCUMENT NO. 201400193288 real property records of DALLAS County, Texas, with FRANK JOSEPH AZZARELLO, SINGLE MAN AND ROBERT CHARLES AZZARELLO A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXAS LENDING.COM, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by FRANK JOSEPH AZZARELLO, SINGLE MAN AND ROBERT CHARLES AZZARELLO A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$66,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST 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. SELENE FINANCE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SELENE FINANCE  
3501 OLYMPUS BLVD  
5TH FLOOR, SUITE 500  
DALLAS, TX 75019

BY  09

DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN

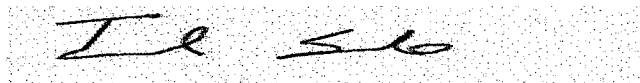
2025 SEP 11 AM 11:12

FILED



**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 JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY 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

9526 PENINSULA DRIVE  
DALLAS, TX 75218

00000009653635

00000009653635

DALLAS

**EXHIBIT "A"**

LOT 5, BLOCK 17/5395, OF LAKE HIGHLANDS ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 5, PAGE 397, MAP RECORDS OF DALLAS COUNTY, TEXAS.

2407 PARK ROW AVE  
DALLAS, TX 75215

00000010570976

**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, 2024 and recorded in Document INSTRUMENT NO. 2024 - 202400203164 real property records of DALLAS County, Texas, with LATRICE SMITH COLLINS, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LATRICE SMITH COLLINS, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$460,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLANET HOME LENDING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

**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. PLANET HOME LENDING, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PLANET HOME LENDING, LLC  
321 RESEARCH PARKWAY  
SUITE 303  
MERIDEN, CT 06450

BY \_\_\_\_\_  
DEPUTY

DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN

2025 SEP 11 AM 11:12

FILED

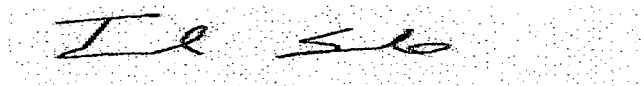


2407 PARK ROW AVE  
DALLAS, TX 75215

00000010570976

**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 JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY 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

2407 PARK ROW AVE  
DALLAS, TX 75215

00000010570976

00000010570976

DALLAS

**EXHIBIT "A"**

BEING PART OF LOTS 9 AND 10, IN BLOCK 2/1281, OF EDGE WOOD, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 112, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO ERIC BRUCE DORSEY, RECORDED UNDER COUNTY, CLERK'S FILE NO. 201300189533, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF EDGEWOOD STREET (60' RIGHT-OF-WAY) WITH THE NORTHWEST RIGHT-OF-WAY LINE OF PARK ROW AVENUE (100' RIGHT-OF-WAY) AT THE MOST SOUTHERN CORNER OF SAID LOT 9, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 39° 18' 45" EAST, A DISTANCE OF 0.45 FEET;

THENCE NORTH 44° 49' 07" WEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID EDGEWOOD STREET, A DISTANCE OF 136.79 FEET TO A POINT FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF LINES. GOOD LATIMER EXPRESSWAY, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 809.08 FEET, A CENTRAL ANGLE OF 04° 41' 03" AND A CHORD WHICH BEARS NORTH 09° 42' 15" EAST, A DISTANCE OF 66.13 FEET, FROM WHICH AN "X" FOUND FOR REFERENCE ON TOP OF A "HIGHWAY DEPARTMENT MONUMENT" BEARS SOUTH 27° 44' 10" WEST, A DISTANCE OF 1.04 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE CURVING SOUTHEAST RIGHT-OF-WAY LINE OF SAID S. GOOD LATIMER EXPRESSWAY, AN ARC DISTANCE OF 66.15 FEET TO AN "X" SET FOR CORNER IN THE NORTHWEST LINE OF SAID LOT 10 AND BEING IN THE SOUTHEAST LINE OF A 15 FOOT ALLEY RIGHT-OF-WAY;

THENCE NORTH 44° 58' 46" EAST ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID ALLEY. A DISTANCE OF 5.78 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE MOST WESTERN CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO LARRY YARRELL, II AND RANDI T. YARRELL. RECORDED UNDER COUNTY CLERK'S FILE NO. 201500259801, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 44° 58' 46" EAST. A DISTANCE OF 120.00 FEET;

THENCE SOUTH 44° 56' 22" EAST ALONG THE SOUTHWEST LINE OF SAID YARELL TRACT, A DISTANCE OF 175.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST SOUTHERN CORNER THEREOF AND BEING IN THE NORTHWEST RIGHT-OF-WAY LINE SAID PARK ROW AVENUE;

THENCE SOUTH 45° 00' 00" WEST ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID PARK ROW AVENUE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,409 SQUARE FEET OR 0.216 ACRES OF LAND.



FILED

2025 SEP 15 AM 11:11

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF DALLAS     §

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

**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.**

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time, and place specified in this notice.

**DATE OF SALE:**     Tuesday, the 7th day of October, 2025.

**TIME OF SALE:**     Between the hours of 10:00 a.m. and 4:00 p.m. The earliest time at which the sale will commence is 10:00 a.m., and the sale will commence no later than 12:59 p.m.

**PLACE OF SALE:**     George Allen Courts Building, 600 Commerce Street, Dallas, Texas 75202, at the area at the George Allen Courts Building designated by the Commissioner's Court, Dallas County, Texas, where the foreclosures are to take place, such area is on the North Side of the Building facing 600 Commerce Street below the overhang.

**INFORMATION REGARDING THE LIEN THAT IS THE SUBJECT OF THIS SALE:**

**NAME OF DOCUMENT:** Declaration of Ross Ave Heights Condominium, recorded under Document No. 201700133407 in the Official Public Records of Dallas County, Texas, (the "Declaration"). The real property encumbered by the Assessment Lien granted under the Declaration is described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all and singular the rights, appurtenances, improvements and fixtures thereto (collectively, the "Property").

**INDEBTEDNESS SECURED:** Pursuant to the *Declaration of Ross Ave Heights Condominium*, recorded under Document No. 201700133407 in the Official Public Records of Dallas County, Texas, (the "Declaration"), Ross Ave Heights Condominium Association, Inc. (the "Association") is authorized to impose maintenance assessments upon the Property to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of Ross Ave Heights Condominium Association, Inc. (the "Assessments") and has an express contractual lien on the Property to secure the payment of any due but unpaid Assessments owed by the owner of the Property.

**APPOINTMENT OF TRUSTEE:**

NAME OF DOCUMENT: Appointment of Trustee

DATE: July 7, 2025.

NAME OF TRUSTEE: Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brillian, and/or Jameson Joyce, Grant Neidenfeuhr, and/or Matthew Kirby, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

The Property is a condominium unit in Ross Ave Heights Condominium Association, Inc. (the "Project") and is subject to the Declaration of Ross Ave Heights Condominium, (the "Declaration").

**Jeremy F. Pinckney, Esq., as Trustee of The Forever Prosper Revocable Living Trust** ("Debtor") is the owner of the Property pursuant to a Special Warranty Deed with Vendor's Lien recorded at Document No. 201900245214, Official Public Records, Dallas County, Texas;

The Declaration establishes Ross Ave Heights Condominium Association, Inc. (the "Association"), an association as that term is used in the Texas Uniform Condominium Act, to manage and administer the affairs of the Project and authorizes the Association to impose maintenance assessments upon all owners of the condominium units in the Project to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of the Project (the "Assessments");

The Declaration and/or the Texas Uniform Condominium Act creates an express contractual lien on each condominium unit in the Project to secure the payment of any due but unpaid Assessments owed by any unit owner (the "Lien") and authorizes the Association to enforce such Lien through nonjudicial foreclosure;

The Declaration and/or the Texas Uniform Condominium Act provides that by accepting a deed to his or her condominium unit, such owner shall be deemed to have expressly granted to the Association a power of sale upon his or her unit to secure payment of the Assessments thereafter imposed upon such owner and without other formality than executing an instrument in writing, the Association shall have the right to appoint a successor or trustee to exercise the power of sale;

Debtor has failed to pay the Assessments imposed by the Association;

The Association has requested that Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Greg Garza, and/or John Brillian, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, act as trustee pursuant to the Appointment of Trustee, sell the Property, and apply the proceeds of such sale in accordance with the provisions of the Declaration. Pursuant to section 51.009 of the Texas Property Code, the sale of the Property will be AS IS condition, without any express or implied warranties, and subject to any prior encumbrances to title filed of record and/or expressly set forth in the Declaration.

Therefore, at the date, time, and place set forth above, the undersigned, as Trustee, will conduct the sale of the Property as a public auction to the highest bidder for cash pursuant to the

terms of the Declaration, subject to all prior encumbrances (including but not limited to prior liens), easements, restrictive covenants, liens, rights of parties in possession, mineral interests and leases, and other matters affecting title to the Property that would be shown by a review of the Official Public Records of Dallas County, Texas, or by an on-the-ground inspection of the Property.

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any Substitute 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.

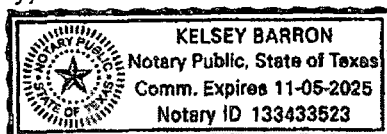
Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish to obtain more information regarding your rights as a debtor, please visit: <https://www.consumerfinance.gov/>. Additionally, should you dispute all or any part of the sums set forth above please email [debtverification@caglepugh.com](mailto:debtverification@caglepugh.com).

IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on this the 9<sup>th</sup> day of September, 2025.

Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or John Brilliant, and/or Jameson Joyce, and/or Grant Neidenfeuhr, and/or Matthew Kirby, any to act as Trustee

THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 9<sup>th</sup> day of September, 2025, by Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brilliant, and/or Jameson Joyce, Grant Neidenfeuhr, and/or Matthew Kirby, Trustee.

  
Notary Public Signature

**NAME AND ADDRESS OF TRUSTEE:**

Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or John Brilliant, and/or Jameson Joyce, Grant Neidenfeuhr, and/or Matthew Kirby, any to act as trustee

CAGLE PUGH

4301 Westbank Drive, Building A, Suite 150,  
Austin, Texas 78746

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

**ADDRESS: 3200 ROSS AVENUE, UNIT 34, DALLAS, TEXAS 75204.**

**UNIT NO(S). 34, BUILDING 5 OF ROSS AVE HEIGHTS, A CONDOMINIUM IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS ACCORDING TO THE DECLARATION FILED JANUARY 31, 2017, AND RECORDED IN DOCUMENT 201700028981 AS AMENDED, CONDOMINIUM RECORDS OF DALLAS COUNTY, TEXAS.**

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**STATE OF TEXAS**

§

**COUNTY OF DALLAS**

§

§

Date:

September 16, 2025

Borrower:

VDR MULTIFAMILY LLC

Borrower's Address:

301 Kansas St., Apt. A  
El Segundo, CA 90245  
Attention: Jose Guillermo Delmendo, Jr.

Holder/Beneficiary:

Wilmington Trust, National Association, as Trustee, for the  
Benefit of the Holders of Corevest American Finance 2021-3  
Trust Mortgage Pass-Through Certificates

Holder/Beneficiary's  
Address:

c/o SitusAMC  
2 Embarcadero Center, 8th Floor  
San Francisco, CA 94111  
Attn: Russ Tuman

Substitute Trustee:

James Hollerbach, Shelley Ortolani, Michele Hreha, Mary  
Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline,  
Payton Hreha or Chasity Lewallen, or P. Kyle Cheves and each  
of them acting alone

Substitute Trustee's  
Address:

6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

-and-

4020 Maple Avenue, Suite 300  
Dallas, TX 75219

Deed of Trust:

Deed of Trust, Assignment of Leases and Rents, Security  
Agreement and Fixture Filing

BY \_\_\_\_\_  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

2025 SEP 16 PM 3:05

FILED

Date: August 26, 2021

Grantor: VDR MULTIFAMILY LLC

Original Lender: Corevest American Finance Lender LLC

Trustee: Rebecca S. Conrad, Esq.

Secures: Promissory Note, dated as of August 26, 2021 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of up to NINE MILLION FOUR HUNDRED FIFTY-SIX THOUSAND AND NO/100 DOLLARS (\$9,456,000.00), presently owned and held by Holder

Recording: Recorded in the Official Public Records of Dallas County, Texas (the "**Records**") as Document Number 202100258633

Assignment from Original Lender to Interim Lender # 1: Evidenced by that certain Assignment of Security Instrument, dated as of August 26, 2021, and recorded in the Records as Document Number 202100337241

Assignment from Interim Lender # 1 to Interim Lender #2: Evidenced by that certain Assignment of Security Instrument, dated as of August 26, 2021, and recorded in the Records as Document Number 202100337242

Assignment from Interim Lender # 2 to Interim Lender #1: Evidenced by that certain Assignment of Security Instrument, dated as of October 12, 2021, and recorded in the Records as Document Number 202200268064

Assignment from Interim Lender # 1 to Interim Lender #3: Evidenced by that certain Assignment of Security Instrument, dated as of October 12, 2021, and recorded in the Records as Document Number 202200268065

Assignment from Interim Lender #3 to Holder: Evidenced by that certain Assignment of Security Instrument, (the "**Assignment**") dated as of October 12, 2021, and recorded in the Records as Document Number 202200268066

Property:

All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust

Foreclosure Sale:

Date of Sale: Tuesday, October 7, 2025

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed James Hollerbach, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen, or P. Kyle Cheves and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note has matured and is now wholly due, and Borrower is in default for failure to repay the indebtedness as and when required. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

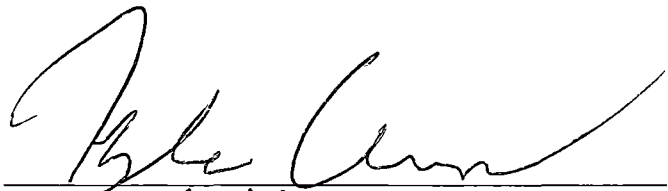
The Deed of Trust encumbers both real and personal property. Notice Is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY

INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 1:00 P.M. local time.

[signature on following page]

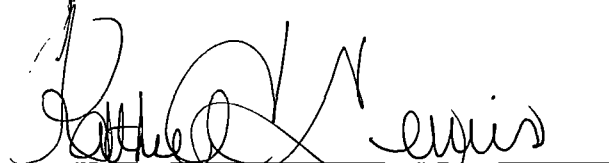


  
P. Kyle Cheves, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

Subscribed and sworn to before me, the undersigned authority, on this 16<sup>th</sup> day of September 2025, personally appeared P. Kyle Cheves, the Affiant and Substitute Trustee.



  
Notary Public, State of Texas

My Commission expires:  
\_\_\_\_\_

After recording return to:

P. Kyle Cheves  
POL SINELLI PC  
4020 Maple Avenue, Suite 300  
Dallas, TX 75219

**EXHIBIT A**

Legal Description

BEING A PART OF LOTS 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK E/6184 OF THE UNRECORDED O.L. BRUTON SUBDIVISION (BRUTON ESTATES UNRECORDED) AND ALL OF LOT 20 IN BLOCK E/6184 OF HUETT ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 583, PAGE 270, MAP RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND IN THE NORTH R.O.W. OF BARCLAY STREET (55' R.O.W.) AND BEING 200.00 FEET SOUTH 89°37' EAST OF THE INTERSECTION OF THE NORTH R.O.W. OF BARCLAY STREET WITH THE EAST R.O.W. OF BUCKNER BOULEVARD;

THENCE NORTH 00°05' WEST A DISTANCE OF 390 FEET TO A 3/8 IRON ROD FOR CORNER;

THENCE NORTH 00°36'20" EAST A DISTANCE OF 405.01 FEET TO A 3/8 IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MEI WANG NGHEIM BY DEED RECORDED IN VOLUME 93003, PAGE 4200, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID POINT ALSO BEING IN THE SOUTH LINE OF LOT 10 OF SAID BRUTON ADDITION;

THENCE SOUTH 89°37' EAST ALONG THE SOUTH LINE OF LOT 10 A DISTANCE OF 347.61 FEET TO A 3/8 IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE WEST LINE OF A 15 FOOT ALLEY;

THENCE SOUTH 00°29' WEST ALONG THE WEST LINE OF SAID 15 FOOT ALLEY A DISTANCE OF 795.00 FEET TO A 3/8 IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE NORTH R.O.W. OF BARCLAY STREET;

THENCE NORTH 89°37' WEST ALONG THE NORTH R.O.W. OF BARCLAY STREET, A DISTANCE OF 344.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 276,109 SQUARE FEET OR 6.34 ACRES OF LAND.

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND DESCRIBED HEREIN. THEREFORE THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR INFORMATION PURPOSES ONLY.

COMMONLY KNOWN AS: 8117 BARCLAY ST., UNITS 101-273, DALLAS, TX 75227  
TAX ID: 00000532577000000

NOTICE OF TRUSTEE'S SALE

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

WHEREAS, on March 15, 2021, Badmus Texas Properties, L.P. ("Borrower"), executed a Deed of Trust (Security Agreement, Financing Statement) conveying to David Baty, Trustee for the benefit of Texas Republic Bank, N.A. ("Beneficiary"), certain real property situated in Dallas County, Texas and herein described, together with all improvements thereon (the "Real Estate"), to secure payment by Borrower of the Note secured by that Deed of Trust, filed for record in the deed records of Dallas County, Texas on March 19, 2021, as Document Number 2021 - 202100079800 (the "Deed of Trust") naming Beneficiary as lienholder and Borrowers as Grantor in the amount of One Million One Hundred Eleven Thousand Seven Hundred Twenty Six and 60/100 Dollars (\$1,111,726.60) plus all other indebtedness and liabilities of all kinds of Grantor to Beneficiary then existing or thereafter arising (the "Indebtedness");

WHEREAS, Mark D. Winnubst was appointed by Beneficiary as the Substitute Trustee pursuant to the Appointment and Designation of Substitute Trustee, dated September 8, 2025, and recorded in the deed records of Dallas County, Texas.

WHEREAS, default has occurred in the payment of the Indebtedness by Borrower and accordingly Beneficiary has requested the undersigned to sell said Real Estate to satisfy the obligations of the Deed of Trust.

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 7<sup>th</sup> day of October, 2025, with the sale to begin between ten (10:00) o'clock a.m., or not later than three (3) hours after that time, I will sell said Real Estate to the highest bidder for cash by public sale at auction at the NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS' OFFICE or as designated by the County Commissioners' Court. A true and correct copy of said Notice is attached hereto.

The Notice pertains to the following property:

*See Exhibit "A" attached hereto.*

and all Improvements and Fixtures and all rights, title and Interest appurtenant thereto.

Subject to all the easements, deed restrictions, and reservations of record.

Mortgage Servicer: Texas Republic Bank N.A.

Note Holder: Texas Republic Bank, N.A.  
2595 Preston Road  
Suite 100  
Frisco, Texas 75034

BY \_\_\_\_\_  
DEPUTY  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2025 SEP 16 PM 1:42

The sale noticed herein shall include the interest of Beneficiary in all fixtures and personal property, if any, covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness. Beneficiary, having directed the undersigned to sell, the undersigned hereby notices the sale of said fixtures and personalty pursuant to the rights granted to Beneficiary under Section 9.501(d) of the Texas Uniform Commercial Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER BENEFICIARY NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENT 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.

Witness my hand this 10<sup>th</sup> day of September, 2025.



Mark D. Winnubst

Substitute Trustee

Sheils Winnubst PC

1701 N. Collins Blvd., Suite 1100

Richardson, Texas 75080

**EXHIBIT "A"**

BEING part of Lot 1, Block H/7487 of Gar-Del Addition, an Addition to the City of Dallas, DALLAS County, Texas, according to the revised plat thereof recorded in Volume 76066, Page 737, Map Records, DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3963" set at the common South corner of said Lot 1 and Lot 2, Block H/7487, of Nuckols Crossing, an addition to the City of Dallas, DALLAS County, Texas, according to the plat thereof recorded in Volume 83201, Page 2168, Map Records, DALLAS County, Texas, from which a 3/8 inch iron rod found for reference bears North 38 degrees 55 minutes 45 seconds East, a distance of 0.29 feet;

THENCE North 00 degrees 08 minutes 00 seconds West, a distance of 250.01 feet to an "X" set at the Northwest corner of said Lot 1, same being an interior ell corner of said Lot 2, from which an "X" found for reference bears South 47 degrees 58 minutes 52 seconds East, a distance of 0.30 feet;

THENCE North 89 degrees 52 minutes 00 seconds East, passing at a distance of 363.55 feet the common South corner of said Lot 2 and Lot 3A, Block H/7487, of L.B.J. Crossing, an addition to the City of Dallas, DALLAS County, Texas, according to the plat thereof recorded in Volume 86170, Page 4654, Map Records, DALLAS County, Texas, and continuing for a total distance of 562.95 feet to an "X" set at the West corner of that portion of said Lot 1, described in deed to Tony Gin and wife, Lillian Gin, recorded in Volume 2001192, Page 7493, Deed Records, DALLAS County, Texas, from which an "X" found for reference bears North 52 degrees 08 minutes 40 seconds West, a distance of 0.35 feet;

THENCE South 47 degrees 02 minutes 20 seconds East, a distance of 41.46 feet to an "X" set in the Northwest right-of-way line of Pegasus Street, a 60 foot wide public right-of-way, at the South corner of said Gin Tract, said point being in the Southeast line of said Lot 1;

THENCE South 45 degrees 31 minutes 00 seconds West, along said Northwest line, a distance of 441.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3963" set in the Northeast right-of-way line of Pandora Drive, a 60 foot wide public right-of-way, at the South corner of said Lot 1;

THENCE North 44 degrees 29 minutes 00 seconds West, along said Northeast line, a distance of 8.00 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left having a radius of 270.38 feet, a central angle of 45 degrees 38 minutes 57 seconds, and a chord distance and bearing of North 67 degrees 18 minutes 36 seconds West, 209.77 feet;

THENCE Northwesterly, continuing along said Northeast line, an arc distance of 215.42 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 52 minutes 00 seconds West, along the North line of said Pandora Drive, a distance of 78.43 feet to the PLACE OF BEGINNING and CONTAINING 3.030 acres of land and being a Resurvey of that same tract of land described in a deed to Andrews-Dillingham Properties, Ltd., recorded in Volume 98017, Page 3768, Deed Records, DALLAS County, Texas.

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.

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

WHEREAS, On the 5<sup>th</sup> day of April, 2022, HLB ENTERPRISES LLC, executed a Deed of Trust conveying to DARRIN W. STANTON, a Trustee, the Real Estate hereinafter described, to secure EKY PROPERTIES, INC., in the payment of a debt therein described, said Deed of Trust being recorded in Instrument #202200097133, of the Deed of Trust records of Dallas County, Texas; and

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


*DWS*  
*October*  
NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 7<sup>TH</sup> day of OCTOBER, 2025, between one o'clock p.m. and four o'clock p.m., I will sell said Real Estate at the steps of the George Allen Courts Building, 600 Commerce, Dallas, Dallas County, Texas, which is the place designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

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

BEING LOT 14-B, IN BLOCK D/7590, OF BEN FREEMAN'S SUBDIVISION, OF LOTS 14, 15, 16 AND 17 OF BLOCK D/7590, BECKLEY GARDENS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 41, PAGE 149, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS. ALSO KNOWN AS 9128 SEDGEMOOR AVENUE, DALLAS, TEXAS.

WITNESS MY HAND, the 16 day of SEPTEMBER, 2025.

  
DARRIN W. STANTON, TRUSTEE

BY   
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

2025 SEP 16 PM 12:28

DEED

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on or about February 6, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Emilio A. Diaz, the present owner of said real property, to River Oaks Homeowners Association, Inc. (the "Association"); and

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

NOW, THEREFORE, notice is hereby given that on Tuesday, October 7, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 122, Building B, and its appurtenant undivided interest in and to the general and limited common elements of River Oaks Condominiums, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration, recorded in Volume 79126, Page 244, Condominium Records, Dallas County, Texas and Correction Declaration recorded in Volume 79237, Page 1709, Condominium Records, Dallas County, Texas, when taken with all Amendments and/or Supplements thereto recorded in Volume 79211, Page 1029, Volume 81004, Page 2069, Volume 84181, Page 2808, Volume 85076, Page 3128, Volume 94067, Page 6589, Deed Records, Dallas County, Texas. (4837 Cedar Springs Road, Unit 122)

WITNESS my hand this 16<sup>th</sup> day of September, 2025

FILED  
2025 SEP 16 PM 12:04  
JONIE E. WARREN  
CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

RIVER OAKS HOMEOWNERS ASSOCIATION,  
INC.

By: \_\_\_\_\_

Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500

Dallas, Texas 75219

The within notice was posted by me on the 16 day of September, 2025, at the Dallas County Courthouse in Dallas, Texas.

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**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on or about April 14, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Juan Alberto Sanchez, the present owner of said real property, to River Oaks Homeowners Association, Inc. (the "Association"); and

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

NOW, THEREFORE, notice is hereby given that on Tuesday, October 7, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 256, Building I, of River Oaks Condominiums, a Condominium in the City of Dallas, Dallas County, Texas together with an undivided interest in the Common Elements according to the Declaration recorded in Volume 79126, Page 244, Condominium Records of Dallas County, Texas, amended by Instrument recorded in Volume 81004, Page 2069 and Volume 85076, Page 3128, Deed Records of Dallas County, Texas (4859 Cedar Springs Road #256)

WITNESS my hand this 16<sup>th</sup> day of September, 2025

RIVER OAKS HOMEOWNERS ASSOCIATION,  
INC.

By: 

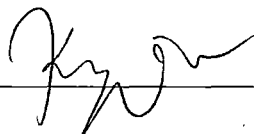
Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500

Dallas, Texas 75219

The within notice was posted by me on the 16 day of September, 2025, at the Dallas County Courthouse in Dallas, Texas.



**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on or about April 14, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Victor J. Lefevre Jr., the present owner of said real property, to River Oaks Homeowners Association, Inc. (the "Association"); and

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

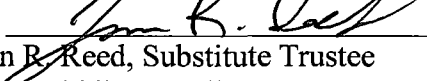
NOW, THEREFORE, notice is hereby given that on Tuesday, October 7, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Unit 182, Building M, of River Oaks Condominiums, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Declaration thereof recorded in Volume 79126, Page 244, Condominium Records, Dallas County, Texas; together with Correction Declaration recorded in Volume 79237, Page 1709; Amendment No.1 recorded in Volume 81004, Page 2069; and Amendment to By-Laws of River Oaks Homeowners Association, recorded in Volume 85076, Page 3128, Real Property Records, Dallas County, Texas; and an undivided interest in and to the General Common Elements of the Condominium Project, together with the Limited Common Elements appurtenant thereto. (4851 Cedar Springs Road, Unit 182)

WITNESS my hand this 16<sup>th</sup> day of September, 2025

RIVER OAKS HOMEOWNERS ASSOCIATION,  
INC.

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

The within notice was posted by me on the 10 day of September, 2025, at the Dallas County Courthouse in Dallas, Texas.

