

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
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COUNTY OF DALLAS §

WHEREAS, on or about April 30, 2024, 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 Thurman Johnson, the present owner of said real property, to 5335 Bent Tree Forest Drive Condominium Homeowners Association (the "Association"); and

WHEREAS, the said Thurman Johnson 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 N, and its appurtenant undivided interest in and to the general and limited common elements of 5335 Bent Tree Forest Drive Condominiums, a condominium regime in the City of Dallas, Dallas County, Texas, according to the condominium Declaration recorded in/under Volume 81176, Page 1905 of the real property records of Dallas County, Texas, when taken with all amendments and/or supplements thereto. (5335 Bent Tree Forest Drive, Unit 256)

WITNESS my hand this 12 day of September, 2025

5335 BENT TREE FOREST DRIVE CONDOMINIUM
HOMEOWNERS ASSOCIATION

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 12 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 §

WHEREAS, on or about February 28, 2024, 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 Carolina Bass, the present owner of said real property, to Hollows North Condominium Association, Inc. (the "Association"); and

WHEREAS, the said Carolina Bass 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 129, Building H, of Hollows North, a Condominium Regime in the City of Dallas, Dallas County, Texas, as more particularly described on Exhibit A attached hereto (10548 Stone Canyon Road, Unit 129)

WITNESS my hand this 12 day of September, 2025

HOLLOWS NORTH CONDOMINIUM
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.

[Signature]

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on or about January 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 Marcial Carlos Marquez, Deceased, the present owner of said real property, to 5335 Bent Tree Forest Drive Condominium Homeowners Association (the "Association"); and

WHEREAS, the said Marcial Carlos Marquez, Deceased 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 157, Building O, of Bent Tree Forest Drive Condos, a condominium regime in the City of Dallas, Dallas County, Texas, according to the Declaration filed for record on September 9, 1981, and Recorded in Volume 81176, Page 1905, Condominium Records, Dallas County, Texas, Together with an undivided percent interest in the general common elements as described in said declaration and together with the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration (5335 Bent Tree Forest Drive, #157)

WITNESS my hand this 12 day of September, 2025

5335 BENT TREE FOREST DRIVE CONDOMINIUM
HOMEOWNERS ASSOCIATION

By: 

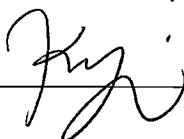
Jason R. Reed, Substitute Trustee

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.



NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS
COUNTY OF DALLAS

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WHEREAS, on or about December 19, 2024, 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 Pamela Rochelle Drew and Mercedes Lewis, the present owners of said real property, to Country Creek Condominium Association (the "Association"); and

WHEREAS, the said Pamela Rochelle Drew and Mercedes Lewis have continued to default in the payment of their 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 1062, Building O, and the respective appurtenant undivided interest of such unit in and to the general and limited common elements of County Creek Condominiums, a Condominium Regime in the City of Dallas County, Texas, according to the Declaration dated September 1, 1979, filed for record on December 28, 1970, and recorded in Volume 7922, Page 388, Deed Records, Dallas County, Texas, together with the First Amendment to Declaration and Master Deed dated March 18, 1980 and recorded in Volume 80063, Page 1866, Deed Records, Dallas County, Texas (4629 Country Creek Drive, Unit 1062)

WITNESS my hand this 16th day of September, 2025

COUNTRY CREEK CONDOMINIUM
ASSOCIATION

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 Naria Jamerson, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

WHEREAS, the said Naria Jamerson 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 209, Building C, of Richland Trace Condominium, a condominium regime to the City of Dallas, Dallas County, Texas, according to the condominium declaration dated November 5, 1980 and recorded in Volume 80239, Page 9; and as amended in Volume 81 I 19, Page 3385 Volume 82224, Page 3121; Supplemental Declaration of Merger and Annexation recorded in Volume 81006, Page 2969, Volume 81114, Page 665, Volume 81177, Page 253, Volume 82178, Page 2258, Volume 82224, Page 3126, Volume 83032, Page 2417, Volume 83099, Page 1292, Volume 83161, Page 74, Volume 83168, Page 607, Volume 83169, Page 4586, all Deed Records of Dallas County Texas, together with an undivided interest in and to the general and limited common elements appurtenant thereto. (9805 Walnut Street, Unit C209)

WITNESS my hand this 18th day of August, 2025

RICHLAND TRACE OWNERS ASSOCIATION,
INC.

By: Jason R. Reed

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.

John D

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
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COUNTY OF DALLAS §

WHEREAS, on or about May 12, 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 Delia McDaniel, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

WHEREAS, the said Delia McDaniel 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 202, Building P, plus an undivided interest in the Common elements as more fully described in the Condominium Declaration of Richland Trace Condominiums, a Condominium Regime in the City of Dallas, Texas, according to the Declaration recorded in Volume 80239, Page 9, Condominium Records, Dallas County, Texas, with any and all Amendments or Supplements thereto. (9831 Walnut Street Unit P202)

WITNESS my hand this 18th day of August, 2025

RICHLAND TRACE OWNERS 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 14 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 Raheema Ali and Roshan Ali, the present owners of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

WHEREAS, the said Raheema Ali and Roshan Ali have continued to default in the payment of their 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 202, Building E, and its appurtenant undivided interest in and to the general and limited common elements of Richland Trace Condominium, a Condominium Regime situated in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration, recorded in Volume 80239, Page 9, Condominium Records, Dallas County, Texas; together with any and all Amendments or Supplements thereto. (9809 Walnut Street, Unit E202)

WITNESS my hand this 27th day of August, 2025

RICHLAND TRACE OWNERS ASSOCIATION,
INC.

By: Jason R. Reed

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.

Jason R. Reed

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, the said Victor Yang 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;

Said real estate is described as follows:

WITNESS my hand this 27th day of August, 2025

By:

The within notice was posted by me on the 11 day of September, 2025, at the Dallas County Courthouse in Dallas, Texas.

108-92516

Exhibit A

Unit 302, Building J, and the .099368 percent undivided interest in the general and limited common elements appurtenant thereto of the Richland Trace Condominium, a Condominium in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration recorded in Volume 80239, Page 9, Condominium Records, Dallas County, Texas, and according to First Amendment to Condominium Declaration recorded in Volume 81119, Page 3385, and the Supplemental Declaration of Merger and Annexation recorded in Volume 81006, Page 2969, Condominium Records, Dallas County, Texas, and all Supplements thereto recorded in Volume 81094, Page 2270; Volume 81113, Page 758; Volume 81114, Page 665; Volume 82224, Page 3121; Volume 81177, Page 253; Volume 82178, Page 2258; Volume 82224, Page 3126; Volume 83032, Page 2417; Volume 83099, Page 1292; 83161, Page 74; Volume 83168, Page 607 and Volume 83169, Page 4586, Condominium Records, Dallas County, Texas (9819 Walnut Street, Unit J302)

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 Mindy Godfrey, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

WHEREAS, the said Mindy Godfrey 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 207, Building B, and undivided interest in and to the General and Limited Common Elements of Richland Trace Condominium, a Condominium Regime to the City of Dallas, Dallas County, Texas, according to the Condominium Declaration dated November 5, 1980 and recorded in Volume 80239, Page 9 and as amend in Volume 80814, Page 2270; Volume 81113, Page 758; Volume 81006, Page 2969, Volume 81114, Page 665; Volume 81177, Page 253; Volume 82178, Page 2258; Volume 82224, Page 3126, Volume 83032, Page 2417; Volume 83099, Page 1292; Volume 83161, Page 74, Volume 83168, Page 609; Volume 83169, Page 4586; Volume 81119, Page 3385, Volume 83169, Page 4586, Volume 81119, Page 3385 and Volume 82224, Page 3121, Condominium Records of Dallas County, Texas. (9803 Walnut Street Unit B207)

WITNESS my hand this 28th day of August, 2025

RICHLAND TRACE OWNERS ASSOCIATION, INC.

By: Jason R. Reed

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 28, 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 Alejandro Gonzalez, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

WHEREAS, the said Juan Alejandro Gonzalez 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 106, Building E, of Richland Trace Condominiums, a Condominium regime in the City of Dallas, Dallas County, Texas, according to the Declaration filed for record on December 9, 1980, and recorded in Volume 80239, Page 0009, Condominium Records, Dallas County, Texas, and supplemented in Volume 81006, Page 2969, Volume 81114, Page 0665, Volume 81177, Page 0253; Volume 82178, Page 2258; Volume 82224, Page 3126; Volume 83032, Page 2417; Volume 83099, Page 1292; Volume 83161, Page 0074; Volume 83168, Page 0607; and Volume 83169, Page 4586 of the Condominium Records of Dallas, County, Texas, as amended in Volume 81119, Page 3385 and Volume 82224, Page 3121, Condominium Records of Dallas County, Texas, together with an undivided .189808 percent interest in the General Common elements appurtenant to said unit and building, all as described in said Declaration(the (9809 Walnut Street Unit E106)

WITNESS my hand this 28th day of August, 2025

RICHLAND TRACE OWNERS ASSOCIATION, INC.

By: Jason R. Reed
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.

J. R. Reed

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
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COUNTY OF DALLAS §

WHEREAS, on or about May 12, 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 Michael Johan Happonen (aka Michael Larson), the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

WHEREAS, the said Michael Johan Happonen (aka Michael Larson) 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;

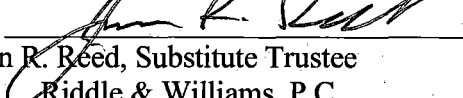
NOW, THEREFORE, notice is hereby given that on Tuesday, October 7, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate Outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang, Dallas County, Texas, Dallas County, 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 303, Building J, and its appurtenant undivided interest in and to the General and Limited Common Elements of Richland Trace Condominiums, a condominium regime situated in The City of Dallas, Dallas County, Texas, according to the Condominium Declaration Recorded in Volume 80239, Page 0009, Condominium Records, Dallas County, Texas (9819 Walnut Street Unit J303)

WITNESS my hand this 28th day of August, 2025

RICHLAND TRACE OWNERS 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 1st 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 Lasitha Gunasinghe, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

WHEREAS, the said Lasitha Gunasinghe 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 305, Building B, and it appurtenant undivided interest in and to the general and limited common elements of Richland Trace Condominium, a condominium regime situated in the City of Dallas, Dallas County, Texas, according to the Declaration recorded in Volume 80239, Page 9, Condominium Records, Dallas County, Texas, and the amendments thereto recorded in Volume 81119, Page 3385 and Volume 82224, Page 3121, Deed Records, Dallas County, Texas; and supplemental Declarations of Merger and Annexation recorded in Volume 81006, Page 2969, Volume 81114, Page 665, Volume 81177, Page 253, Volume 82178, Page 2258, Volume 82224, Page 3126, Volume 83032, Page 2417, Volume 83099, Page 1292, Volume 83161, Page 74, Volume 83168, Page 607, and Volume 83169, Page 4586, Deed Records, Dallas County, Texas (9803 Walnut Street Unit B305)

WITNESS my hand this 28th day of August, 2025

RICHLAND TRACE OWNERS ASSOCIATION, INC.

By: Jason R. Reed

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 11 day of September, 2025, at the Dallas County Courthouse in Dallas, Texas.

Me

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF DALLAS

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Date: September 16, 2025

Borrower: 180 MF CAP EAST DALLAS 3, LLC, a Texas limited liability company

Borrower's Address: 4103 Buckingham Place
Colleyville, Texas 76034

Holder: Fannie Mae, a corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. Section 1716 et seq. and duly organized and existing under the laws of the United States

Holder's Address: Granite Park VII
5600 Granite Parkway
Plano, Texas 75024

Mortgage Servicer: GREYSTONE SERVICING COMPANY LLC, a Delaware limited liability company

Mortgage Servicer's Address: 419 Belle Air Lane
Warrenton, Virginia 20186
Email: CustomerCare@greyco.com
Attn: Loan Servicing

Substitute Trustees: Jay L. Krystinik, Keith Aurzada, Brian C. Mitchell, Clark A. Donat, Michael P. Cooley, Bradley Purcell, Taylre Janak, Dylan Ross, Ben Breckler, Haley Bray, Tristan Sierra, and each of them acting alone

Substitute Trustees' Address: c/o Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201
(469) 680-4200

FILED
2025 SEP 16 PM 12:12
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

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

Date: as of September 28, 2022

Grantor: 180 MF CAP EAST DALLAS 3, LLC, a Texas limited liability company

Lender: GREYSTONE SERVICING COMPANY LLC, a Delaware limited liability company

Trustee: Kyle Denbow

Secures: The loan in the original principal amount of \$12,053,000 evidenced by that certain Multifamily Note dated as of September 28, 2022, executed by Grantor and made payable to the order of Lender (as amended, restated, replaced, supplemented, or otherwise modified from time to time, the "Note"), which is currently held by Holder

Recording: Recorded September 28, 2022, in the Real Property Records of Dallas County, Texas (the "Records"), as Instrument Number 202200259422, as assigned to Holder pursuant to that certain Assignment of Security Instrument, dated as of September 28, 2022, recorded September 28, 2022, in the Records, as Document Number 202200259423

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the real 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 instrument, 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 4:00 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:

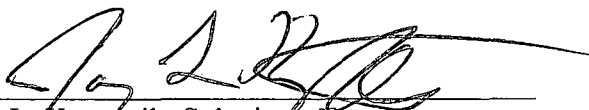
On the North Side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

Holder has appointed Substitute Trustees, 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. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustees, and each of them acting alone, to sell the Property toward the satisfaction of the Note.

The Deed of Trust may encumber 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 Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" pursuant to section 51.009 of the Texas Property Code and further subject to any valid leases of the Property, 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 secured by the Deed of Trust. The Substitute Trustee(s) conducting the Foreclosure Sale may, at their 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 4:00 P.M. local time.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 16th day of September 2025.


Jay L. Krystinik, Substitute Trustee

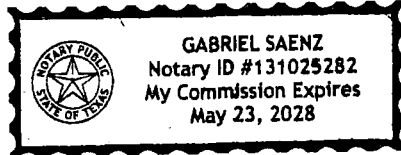
STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

This instrument was acknowledged before me on this 16th day of September 2025, by Jay L. Krystinik, as Substitute Trustee.

[SEAL]



My Commission Expires:

May 23, 2028

Gabe S
Notary Public, State of Texas

Gabriel Saenz
Printed Name of Notary

After recording return to:

Jay L. Krystinik
Reed Smith LLP
2850 N. Harwood Street, Suite 1500
Dallas, Texas 75201

EXHIBIT A

DESCRIPTION OF THE LAND

Tract 1

5400 Live Oak Street

BEING all that certain lot, tract or parcel of land situated in the City of Dallas, Dallas County, Texas and being all of Lots 8, 9, 10 and 11 of Block R/1890 of SECOND SECTION OF MUNGER PLACE ADDITION, an addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 1 at Page 524 of the Map Records of Dallas County, Texas and being the same property conveyed to C & B Power 5400 Inc., a Texas Corporation, by deed as recorded in Volume 99190 at Page 6219 of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "x" set in concrete for corner at the intersection of South line of Bryan Street (70 foot right-of-way) with the Southeast right-of-way line of Live Oak Street (80 foot right-of-way);

THENCE North 89 degrees 04 minutes 21 seconds East (North 89 degrees 38 minutes 42 seconds East per deed), along the South line of said Bryan Street and common North lines of aforesaid Lots 11, 10, 9 and 8, for a distance of 303.72 feet (303.95 feet per deed) to a 1/2" iron rod found for the Northeast corner of said Lot 8 and the common Northwest corner of Lot 7 of Block R/1890 of SECOND SECTION OF MUNGER PLACE ADDITION;

THENCE South 02 degrees 48 minutes 12 seconds East (South 02 degrees 48 minutes 12 seconds East per deed), and departing the South right-of-way line of said Bryan Street and along the East line of said Lot 8 and the common West line of said Lot 7, for a distance of 141.83 feet (141.83 feet per deed) to a 5/8" iron rod set for the Southeast corner of said Lot 8 and the common Southwest corner of said Lot 7 and being in the North line of a 20 foot alley;

THENCE South 82 degrees 39 minutes 28 seconds West (South 82 degrees 43 minutes 04 seconds West Deed), along the North line of said 20 foot alley and the common South line of said Lot 8, for a distance of 51.47 feet (50.00 feet per deed) to a 5/8" iron rod set for the common corner of Lot 8 and Lot 9;

THENCE South 44 degrees 30 minutes 00 seconds West (South 44 degrees 31 minutes 27 seconds West per deed), and following along the Northwest line of said 20 foot alley and being common to the South lines of Lot 9, 10 and 11, for a distance of 146.58 feet (148.24 feet per deed) to a 5/8" iron rod set for the most southerly Southeast corner of said Lot 11, said point being at the intersection of Northeasterly right-of-way line of Dumas Street (50 foot right-of-way) and Northwesterly right-of-way line of said 20 foot alley;

THENCE North 44 degrees 54 minutes 13 seconds West (North 45 degrees 00 minutes West per deed), and departing the Northwesterly right-of-way line of said 20 foot alley and along the

Northeasterly right-of-way line of said Dumas Street and common to the Southwesterly line of said Lot 11, for a distance of 285.60 feet (285.82 feet per deed) to a 5/8" iron rod found for corner at the intersection of South right-of-way line aforesaid Live Oak Street and the Northeasterly right-of-way line of said Dumas Street, said point also being the Northwest corner of said Lot 11;

THENCE North 44 degrees 30 minutes 00 seconds East (North 43 degrees 36 minutes 46 seconds East per deed), along the South right-of-way line of Live Oak Street and the common Northwest line of said Lot 11, for a distance of 63.90 feet (61.10 feet per deed) to the POINT OF BEGINNING and CONTAINING 1.2878 ACRES OF LAND, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2

4935 Junius St.

BEING all of that certain lot, tract or parcel of land situated in the City of Dallas, Dallas County, Texas, and being known as all of Lot 9 and the Northwesterly 10 feet of Lot 8 in Block E/683 of Munger Place Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 1 at Page 138 of the Map Records of Dallas County, Texas, and being the same property conveyed to Power Investments called Tract 3 in deed recorded in Volume 98229 at Page 4943 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron rod found for the most Easterly corner of said Lot 9 in Block E/683 at the intersection of the Northwest right-of-way line of Junius Street (70 foot right-of-way) with the Southwest right-of-way line of Collett Avenue (70 foot right-of-way);

THENCE South 45 degrees 00 minutes 00 seconds West along the said Northwest right-of-way line of Junius Street, for a distance of 90.00 feet to a 1/2" iron rod found for corner;

THENCE North 44 degrees 39 minutes 00 seconds West and departing the Northwest right-of-way line of said Junius Street, for a distance of 180.80 feet to a PK. nail found for corner in the Southeast line of a 15 foot alley;

THENCE North 45 degrees 00 minutes 00 seconds East along the Southeast line of said alley, for a distance of 90.00 feet to a 1/2" iron rod found for the most Northerly corner of said Lot 9 in Block E/683 in the Southwest right-of-way line of said Collett Avenue;

THENCE South 44 degrees 39 minutes 00 seconds East along the Southwest right-of-way line of said Collett Avenue, for a distance of 180.80 feet to the POINT OF BEGINNING and CONTAINING 0.3736 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 3

1002 Annex Avenue

Being a lot, tract or parcel of land situated in the City of Dallas, Dallas County, Texas, and being all of Lots 9, 10, 13 and 14, Block C/770, Avenue Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat Thereof recorded in Volume 287, Page 1, Map Records, Dallas County, Texas and being the same property conveyed to Power G-A Partners, L.P. (Tract 2) by deed recorded in Volume 2000153, Page 4993, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod set for corner at the intersection of the Northeast R.O.W. line of Annex Avenue (50' R.O.W.) and the Northwest R.O.W. line of a 15 foot alley;

THENCE North 44 degrees 25 minutes 12 seconds West along the Northeast R.O.W. line of said Annex Avenue, a distance of 198.36 feet to a 1/2 inch iron rod set for corner in the Southeast R.O.W. line of a 15 foot alley;

THENCE North 44 degrees 58 minutes 25 seconds East along the Southeast R.O.W. line of said 15 foot alley, a distance of 170.00 feet to a 1/2 inch iron rod set for corner and being in the Southwest R.O.W. line of a 10 foot alley;

THENCE South 44 degrees 15 minutes 45 seconds East along the Southwest R.O.W. line of said 10 foot alley, a distance of 198.37 feet to a 1/2 inch iron rod set for corner in the Northwest R.O.W. line of a 15 foot alley;

THENCE South 44 degrees 58 minutes 25 seconds West along the Northwest R.O.W. line of said 15 foot alley, a distance of 169.45 feet to the Point of Beginning and containing 33,665.0 sq. ft. or 0.77 acres of land.

Tract 4:

1001 Annex Avenue

Being a lot, tract or parcel of land situated in the City of Dallas, Dallas County, Texas, and being all of Lots 13, 14 and 15, Block 2/769 of A.C. Ardrey's Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 1, Page 89, Map Records, Dallas County, Texas, and being the same property conveyed to Power G-A Partners, L.P. (Tract 1) by deed recorded in Volume 2000153, Page 4993, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for corner in the Southwest R.O.W. line of Annex Avenue (50' R.O.W.), being South 44 degrees 25 minutes 12 seconds East, a distance of 150.00 feet from the intersection of the Southwest R.O.W. line of said Annex Avenue with the Southeast R.O.W. line of Swiss Avenue;

THENCE South 44 degrees 25 minutes 12 seconds East along the Southwest R.O.W. line of said Annex Avenue, a distance of 144.00 feet to an "X" found in concrete for corner and being the North corner of a tract of land conveyed to CPP 5X5 Trust by deed recorded in Volume 2001090, Page 2423, Deed Records, Dallas County, Texas;

THENCE South 44 degrees 52 minutes 48 seconds West along the Northwest line of said CPP 5X5 Trust tract, a distance of 177.00 feet to a 1/2 inch iron rod set for corner and being in the Northeast line of a tract of land conveyed to Elias Cedillo and Martha Laura Cedillo by deed recorded in Volume 92159, Page 502, Deed Records, Dallas County, Texas;

THENCE North 44 degrees 25 minutes 12 seconds West along the Northeast line of said Cedillo tract, a distance of 144.00 feet to a 1/2 inch iron rod set for corner and being the South corner of a 0.2135 acre tract of land conveyed to Emily Anne Hendry and Craig William Hendry by deed recorded in Instrument No. 201100336290, Official Public Records, Dallas County, Texas;

THENCE North 44 degrees 52 minutes 48 seconds East along the Southeast line of said 0.2135 acre tract, a distance of 177.00 feet to the Point of Beginning and containing 25,486.10 sq. ft. or 0.59 acres of land.

Tract 5:

1001 Grigsby Avenue

Being a lot, tract or parcel of land situated in the City of Dallas, Dallas County, Texas, and being all of Lots 8, 11, 12 and the Southwest 20 feet off the rear of Lot 15, Block C/770, Avenue Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat Thereof recorded in Volume 287, Page 1, Map Records, Dallas County, Texas and being the same property conveyed to Power G-A Partners, L.P. (Tract 3) by deed recorded in Volume 2000153, Page 4993, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at P.K. Nail found for corner at the intersection of the Southwest R.O.W. line of Grigsby Avenue (50' R.O.W.) and the Southeast R.O.W. line of a 15 foot alley;

THENCE South 44 degrees 15 minutes 45 seconds East along the Southwest R.O.W. line of said Grigsby Avenue, a distance of 148.36 feet to a 1/2 inch iron rod found for corner and being the North corner of Lot 15, Block C/770, of said addition;

THENCE South 44 degrees 58 minutes 25 seconds West along the Northwest line of said Lot 15, a distance of 150.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 44 degrees 15 minutes 45 seconds East, a distance of 50.00 feet to an "X" found in concrete for corner in the Northwest R.O.W. line of a 15 foot alley;

THENCE South 44 degrees 58 minutes 25 seconds West along the Northwest R.O.W. line of said 15 foot alley, a distance of 20.00 feet to a 1/2 inch iron rod set for corner and being in the Northeast R.O.W. line of a 10 foot alley;

THENCE North 44 degrees 15 minutes 45 seconds West along the Northeast R.O.W. line of said 10 foot alley, a distance of 198.37 feet to a 1/2 inch iron rod set for corner in the Southeast R.O.W. line of a 15 foot alley;

THENCE North 44 degrees 58 minutes 25 seconds East along the Southeast R.O.W. line of said 15 foot alley, a distance of 170.00 feet to the Point of Beginning and containing 26,218.4 sq. ft. or 0.60 acres of land.

Longhorn/Byrd-F

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 15, 2025

NOTE:

DATE: January 1, 2019
AMOUNT: \$50,753.54
MAKER: Felicia Byrd
PAYEE: Diverse Resources Incorporated

DEED OF TRUST:

DATE: January 1, 2019
GRANTOR: Felicia Byrd
BENEFICIARY: Diverse Resources Incorporated
COUNTY WHERE PROPERTY IS LOCATED: Dallas
TRUSTEE: Max Bishop
RECORDING INFORMATION: Document No 202100353596, Official Records of
Dallas County, Texas

PROPERTY: Being the East 45 feet of Lot 10, Block 45/3719 of Trinity Heights No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 483, Map Records, Dallas County Texas, SAVE AND EXCEPT that portion granted to Dallas Area Rapid Transit by instrument dated October 2, 1993, filed October 12, 1993, recorded in Volume 93198, Page 2498 Deed Records, Dallas County Texas for a street and utility easement.

LENDER/HOLDER NOW: Longhorn Money Services, LLC

BORROWER/DEBTOR NOW: Felicia Byrd

SUBSTITUTE TRUSTEE: David Garvin or Jeff Benton or Brandy Bacon or Michelle Schwartz or Guy Wiggs or David Stockman or Donna Stockman or Janet Pinder or Jamie Dworsky or Angela Cooper or Kelly Goddard

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

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

October 7, 2025, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

2025 SEP 16 PM 12:01
JOHN E. WARREN
CLERK OF DISTRICT COURT
DALLAS COUNTY
BY _____ DEPUTY

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

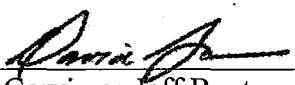
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

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, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.


David Garvin or Jeff Benton or Brandy Bacon
or Michelle Schwartz or Guy Wiggs or David
Stockman or Donna Stockman or Janet Pinder
or Jamie Dworsky or Angela Cooper or
Kelly Goddard, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

*

KNOW ALL MEN BY THESE PRESENT

*

COUNTY OF DALLAS

*

WHEREAS, by Deed of Trust, dated **APRIL 8, 2022**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202200142714** of the Deed Records of **DALLAS** County, Texas, executed by **ADLO ENTERPRISES LLC**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

BEING LOT 3 IN BLOCK "L"/6048 OF HIGHLAND OAKS ADDITION NO. 2, INSTALLMENT NO. 5, AN ADDITION TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP OF SAID ADDITION RECORDED IN VOLUME 43, PAGE 199, MAP RECORDS, DALLAS COUNTY, TEXAS.
aka: 1219 Oak Meadows Dr., Dallas, TX 75232.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$190,000.00** executed by **ADLO ENTERPRISES LLC**, and made payable to **First Funding Investments, Inc.**

WHEREAS the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 7th day of OCTOBER, 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the

1219 Oak Meadows Dr., Dallas, TX 75232.

indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Dallas County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS** County for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

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

WITNESS MY HAND this **12th** day of **SEPTEMBER 2025**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper or Kelly Goddard
as Substitute Trustee

FOR INFORMATION CONTACT: 8101 Boat Club Road, Suite 320,
Fort Worth, TX 76179

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

*

*

KNOW ALL MEN BY THESE PRESENT

COUNTY OF DALLAS

*

WHEREAS, by Deed of Trust, dated **NOVEMBER 19, 2024**, filed for record with the County Clerk of **DALLAS** County, Texas, File #**202400239244** of the Deed Records of **DALLAS** County, Texas, executed by **F.A.N. 1 RE HOLDINGS LLC**, to **CARRIE WAIBEL OR ROSIE ROSALES**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

BEING LOT 9, BLOCK A/8261 OF THIRD INSTALLMENT AND REVISION OF SECOND INSTALLMENT OF COLLEGE PARK ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 70082, PAGE 197, MAP RECORDS, DALLAS COUNTY, TEXAS.

aka: 4146 Tioga St., Dallas, TX 75241.

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$185,400.00** executed by **F.A.N 1 RE HOLDINGS LLC**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **DAVID GARVIN, JEFF BENTON, BRANDY BACON, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, JAMIE DWORSKY, ANGELA COOPER OR KELLY GODDARD**, as Substitute Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy the same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, 7th day of OCTOBER, 2025**, being the first Tuesday of such month, at the county courthouse of **DALLAS County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will

4146 Tioga St., Dallas, TX 75241.

FILED

2025 OCT 10 PM 12:00

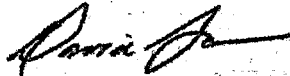
CLERK
COUNTY

take place at the **DALLAS County Courthouse**, or in the area designated by the Commissioners Court of such County, pursuant to 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

NOTICE IS FURTHER GIVEN that the foreclosure sales will occur between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **DALLAS County** for such sales, to the highest bidder for cash. Said sales will begin at **11:00 o'clock A.M.**, or not later than three (3) hours thereafter.

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

WITNESS MY HAND this **12th** day of **SEPTEMBER 2025**.



David Garvin, Jeff Benton, Brandy Bacon, Michelle Schwartz, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jamie Dworsky, Angela Cooper or Kelly Goddard as Substitute Trustee

FOR INFORMATION CONTACT: 8101 BOAT CLUB ROAD, STE 320
FORT WORTH, TX 76179

4146 Tioga St., Dallas, TX 75241

RTS 2556
T.S. #: 25-16024

Notice of Substitute Trustee Sale

FILED
2025 SEP 16 AM 11:32

JAMES F. 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.

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

Date: 10/7/2025
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 1:00 PM
Place: Dallas County Courthouse in DALLAS, Texas, at the following location: George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Lot 17, Block L/6431, CHAPEL DOWNS, FIRST SECTION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat recorded in Volume 45, Page 157, Map Records of Dallas County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 6/26/2017 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk's File No 201700184554, recorded on 7/3/2017, of the Real Property Records of Dallas County, Texas.
Property Address: 3239 WHIRLAWAY RD DALLAS, TEXAS 75229-5939

Trustor(s):	ANDREW CHEN AND ALYSSA ARNOLD	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FIRST BANK ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	Newrez LLC d/b/a Shellpoint Mortgage Servicing	Loan Servicer:	NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
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Current Substituted Trustees:	Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Stockman Foreclosure Services Inc., Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Rick Snoke, Prestige Default Services, LLC
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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.

T.S. #: 25-16024

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by ANDREW CHEN, A SINGLE MAN AND ALYSSA ARNOLD, A SINGLE WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$329,600.00, executed by ANDREW CHEN, A SINGLE MAN AND ALYSSA ARNOLD, A SINGLE WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FIRST BANK ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ANDREW CHEN, A SINGLE MAN AND ALYSSA ARNOLD, A SINGLE WOMAN to ANDREW CHEN AND ALYSSA ARNOLD. Newrez LLC d/b/a Shellpoint Mortgage Servicing is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

Newrez LLC d/b/a Shellpoint Mortgage Servicing c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, South Carolina 29601-2743
800-365-7107

T.S. #: 25-16024

Dated: 9/16/25

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Carol Dunmon, Payton Hreha, Janet Pinder, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Stockman Foreclosure Services Inc., Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Rick Snoke, Prestige Default Services, LLC



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

FILED

2025 SEP 16 AM 10:30

NOTICE OF FORECLOSURE SALE

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

Being a part of Lot 13, Block 9/6220 of Jordan Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 18, Page 247, Map Records of Dallas County, Texas and being a part of the land described in the General Warranty Deed with Vendor's Lien to stefanos Smirnis and Beverly Smirnis, recorded in Instrument No. 2015003322258, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Smirnis Addition, RPLS 5310" set in the East line of Elmada Lane, a 50' wide public right-of-way, at the West common corner of said Lot 13 and Lot 12, Block 9/6220 of said Jordan Addition;

THENCE North 03°31'39" East, along said East line of Elmada Lane and West line of said Lot 13, a distance of 35.79' to a 3/8" pipe rod found for corner at the beginning of a curve to the left having a central angle of 01°57'45", a radius of 1,393.83' and a chord bearing and distance of North 02°32'46" East, 47.74';

THENCE Northerly along said curve to the left, the East line of said Elmada Lane and said West line of said Lot 13, an arc distance of 47.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE North 89°36'03" East, passing through said Lot 13, a distance of 113.09' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the West line of a 15' wide public alley right-of-way, in the East line of said Lot 13;

THENCE South 00°43'23" West, along said West line of alley and said East line of Lot 13, a distance of 91.38' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "Smirnis Addition, RPLS 5310" set at the East common corner of said Lots 12 and 13;

THENCE North 86°28'21" West, along the common line of said Lots 12 and 13, a distance of 116.47' to the PLACE OF BEGINNING and containing 10,009 square feet or 0.230 of an acre of land.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in Document Number 202500069163 in the Official Real Property Records of Dallas County, Texas.

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

Date: Tuesday, October 7, 2025

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or in such other location as may be designated by the County Commissioners' Court.

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

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

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

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

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

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

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

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **BUROOJ HOLDINGS, LLC**.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

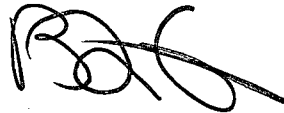
6. Obligations Secured. The deed of trust provides that it secures the payment of the

indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of **\$235,000.00** executed by **BUROOJ HOLDINGS, LLC**, and payable to the order **REAL TEXAS CAPITAL LLC**. **REAL TEXAS CAPITAL LLC** is the current owner and holder of the Obligations of the deed of trust.

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

8. **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.**

Dated: September 15, 2025



BARRY L. EFRON, SUBSTITUTE TRUSTEE
7550 IH 10 West, Suite 730
San Antonio, TX 78229
Telephone (210) 366-9676
befron@efron-efron.com

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

217 N. Acres, Dallas, TX 75217

The real property more particularly described on Exhibit "A" attached hereto and made a part hereof, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust (herein so called) executed by **Socorro Moreno Gonzalez and Esteban Gonzalez** ("Borrower") to **Robert L. Pou, III**, Trustee for the benefit of **NORTHERN INTERCORP, INC.**, covering the property described above. The Deed of Trust is dated **7/17/2020**, and is recorded under **Instrument #200101499014** of the Real Property Records of **DALLAS County, Texas**.

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

Date: **10/7/2025** (the first Tuesday of said Month)

Time: The sale shall begin no earlier than **1:00 P.M** or no later than three hours thereafter.

Place: The sale will take place at the **DALLAS County Courthouse at the place designated by the DALLAS County Commissioner's Court** (if no such place is so designated, the sale will take place in the area where this Notice is posted)

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

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

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JOHLE WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

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

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

5. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (a) the unpaid principal and interest owing on that certain note (the "Note") dated 7/17/2020, in the original principal amount of \$36,750.00, executed by Borrower, and payable to the order of NORTHERN INTERCORP, INC.; (b) and all renewals, modifications and extensions of the note; and (c) any and all present and future indebtedness of Borrower to NORTHERN INTERCORP, INC. and/or READY MORTGAGE CORP.. READY MORTGAGE CORP. is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust.

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

READY MORTGAGE CORP.
Attention: Shanna Kolp
P.O. Box 210
Princeton, TX 75407
Telephone: (972) 336-3339

7. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as, Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

DATED: 9/16/2025



Julie Pettit, Substitute Trustee

1900 N. Pearl Street, Suite 1740
Dallas, Texas 75201
Phone: (214) 329-0151
Fax: (214) 329-4076

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

EXHIBIT "A"

217 N. Acres, Dallas, TX 75217

Property Legal Description

**THE SOUTH 50 FEET OF LOT 17 AND NORTH 50 FEET OF LOT 18 IN
BLOCK C/6657 OF ELAM ACRES ESTATES ADDITION, AN ADDITION
TO THE CITY OF DALLAS, TEXAS, ACCORDING TO THE MAP
RECORDED IN VOLUME 9, PAGE 433 OF THE MAP RECORDS OF
DALLAS, DALLAS COUNTY, TEXAS.**

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEED OF TRUST: Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (together with any and all modifications or amendments, the "**Deed of Trust**") described as follows:

<u>Date:</u>	July 1, 2024
<u>Grantor:</u>	SILVER STAR CRE, LLC, a Delaware limited liability company and SILVER STAR CRE II, LLC, a Delaware limited liability company.
<u>Original Trustee:</u>	W. BRIAN MEMORY 5830 Granite Parkway, Suite 1000 Plano, Texas 75024
<u>Beneficiary:</u>	BSPRT CRE FINANCE, LLC, a Delaware limited liability company.
<u>Recorded:</u>	Document No: 202400132472 in the real property records of Dallas County, Texas.
<u>Real Property:</u>	The real property located in Dallas County, Texas, more particularly described in Exhibit A (the " Property ") attached hereto and incorporated herein by reference, together with all improvements; easements; equipment, fixtures, and personal property; leases and rents; and other rights appurtenant to the real property, as described in the Deed of Trust, and the other collateral (collectively, the " Other Collateral ") described in the Deed of Trust, Loan Agreement, and other Loan Documents (as defined in the Loan Agreement).

NOTE A-1: Promissory Note A-1 (together with any and all extensions, renewals, modifications, restatements and/or replacements thereof, the "**Note A-1**") described as follows:

<u>Date:</u>	July 1, 2024
<u>Maker:</u>	SS 201 HIGHWAY 31 NW, LLC, a Delaware limited liability company, SS 879 HIGHWAY 78, LLC, a Delaware limited liability company, SS 1401 GOLDEN SPRINGS ROAD, LLC, a Delaware limited liability company, SS 1800 AIRPORT ROAD, LLC, a Delaware limited liability company, SS 300 E F STREET, LLC, a Delaware limited liability company, SS 819 W MAIN STREET, LLC, a Delaware limited liability company, SS 533 N MAIN STREET, LLC, a Delaware limited liability company, SS 17909 BURKE STREET, LLC, a Delaware limited liability company, SS 104 HIGHWAY 52 W, LLC, a Delaware limited liability company, SS 200 W MAPLEWOOD LANE, LLC, a Delaware limited liability company, SS 1300 HAZELWOOD DRIVE, LLC, a Delaware limited liability company, SS N 168 W 21330 MAIN STREET, LLC, a Delaware limited liability company, SS 333 PHILLIPS BOULEVARD, LLC, a Delaware limited liability company, SS 812 N MAIN STREET, LLC, a Delaware limited liability company, SS 1401 SPRINGDALE STREET, LLC, a Delaware limited

FILED

2025 SEP 16 AM 11:15

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY *OFF* DEPUTY

	liability company, and SS 1531 S MADISON ROAD, LLC, a Delaware limited liability company.
<u>Original Payee:</u>	BSPRT CRE FINANCE, LLC, a Delaware limited liability company.
<u>Original Principal Amount:</u>	FORTY-THREE MILLION SIX HUNDRED SIXTY-NINE THOUSAND THREE HUNDRED THIRTY-EIGHT AND 68/100 DOLLARS (\$43,669,338.68).

NOTE A-2: Promissory Note A-2 (together with any and all extensions, renewals, modifications, restatements and/or replacements thereof, the “**Note A-2**”) described as follows:

<u>Date:</u>	July 1, 2024
<u>Maker:</u>	SS 201 HIGHWAY 31 NW, LLC, a Delaware limited liability company, SS 879 HIGHWAY 78, LLC, a Delaware limited liability company, SS 1401 GOLDEN SPRINGS ROAD, LLC, a Delaware limited liability company, SS 1800 AIRPORT ROAD, LLC, a Delaware limited liability company, SS 300 E F STREET, LLC, a Delaware limited liability company, SS 819 W MAIN STREET, LLC, a Delaware limited liability company, SS 533 N MAIN STREET, LLC, a Delaware limited liability company, SS 17909 BURKE STREET, LLC, a Delaware limited liability company, SS 104 HIGHWAY 52 W, LLC, a Delaware limited liability company, SS 200 W MAPLEWOOD LANE, LLC, a Delaware limited liability company, SS 1300 HAZELWOOD DRIVE, LLC, a Delaware limited liability company, SS N 168 W 21330 MAIN STREET, LLC, a Delaware limited liability company, SS 333 PHILLIPS BOULEVARD, LLC, a Delaware limited liability company, SS 812 N MAIN STREET, LLC, a Delaware limited liability company, SS 1401 SPRINGDALE STREET, LLC, a Delaware limited liability company, and SS 1531 S MADISON ROAD, LLC, a Delaware limited liability company.
<u>Original Payee:</u>	BSPRT CRE FINANCE, LLC, a Delaware limited liability company.
<u>Original Principal Amount:</u>	FOURTEEN MILLION EIGHTY THOUSAND SIX HUNDRED SIXTY-ONE AND 32/100 DOLLARS (\$14,080,661.32).

Note A-1 and Note A-2 are herein referred to as the “**Notes**.” BSPRT CS LOAN, LLC, a Delaware limited liability company, and BSP OF FINANCE, LLC, a Delaware limited liability company, are the current holders of the Notes, Deed of Trust, and other Loan Documents (as defined in the Loan Agreement).

Default has occurred in the payment of the Notes and in the performance of the obligations of the Deed of Trust. Because of that default, BSPRT CS LOAN, LLC and BSP OF FINANCE, LLC have requested Substitute Trustee to sell the Property.

FORECLOSURE SALE:

<u>Mortgagee:</u>	BSPRT CS LOAN, LLC, a Delaware limited liability company and BSP OF FINANCE, LLC, a Delaware limited liability company (together, as successors-in-interest to BSPRT CRE FINANCE, LLC) (" <i>Mortgagee</i> ").
<u>Mortgagor:</u>	SS 201 HIGHWAY 31 NW, LLC, a Delaware limited liability company, SS 879 HIGHWAY 78, LLC, a Delaware limited liability company, SS 1401 GOLDEN SPRINGS ROAD, LLC, a Delaware limited liability company, SS 1800 AIRPORT ROAD, LLC, a Delaware limited liability company, SS 300 E F STREET, LLC, a Delaware limited liability company, SS 819 W MAIN STREET, LLC, a Delaware limited liability company, SS 533 N MAIN STREET, LLC, a Delaware limited liability company, SS 17909 BURKE STREET, LLC, a Delaware limited liability company, SS 104 HIGHWAY 52 W, LLC, a Delaware limited liability company, SS 200 W MAPLEWOOD LANE, LLC, a Delaware limited liability company, SS 1300 HAZELWOOD DRIVE, LLC, a Delaware limited liability company, SS N 168 W 21330 MAIN STREET, LLC, a Delaware limited liability company, SS 333 PHILLIPS BOULEVARD, LLC, a Delaware limited liability company, SS 812 N MAIN STREET, LLC, a Delaware limited liability company, SS 1401 SPRINGDALE STREET, LLC, a Delaware limited liability company, and SS 1531 S MADISON ROAD, LLC, a Delaware limited liability company.
<u>Date:</u>	OCTOBER 7, 2025 , the first Tuesday of the month.
<u>Time:</u>	The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:15 a.m. and not later than three hours thereafter.
<u>Place:</u>	The area designated by the Commissioners Court of Dallas County, Texas, pursuant to Section 51.002 of the Texas Property Code, or if no such location is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Substitute Trustee's Sale has been posted.
<u>Terms of Sale:</u>	The Foreclosure Sale will be conducted as a public auction and the Property and Other Collateral will be sold 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. The purchase price is due and payable without delay on Substitute Trustee's acceptance of the purchaser's bid.
<u>Substitute Trustees:</u>	Jacob Sparks, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024 Email: Jacob.Sparks@NelsonMullins.com Brent T. Buyse, Esq. Nelson Mullins Riley & Scarborough LLP

	<p>3333 Lee Parkway, Suite 750 Dallas, Texas 75219 Email: Brent.Buyse@NelsonMullins.com</p> <p>Xenna K. Davis, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024 Email: Xenna.Davis@NelsonMullins.com</p> <p>Eva Diaz, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024</p> <p>Tracy Kambobe, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024</p> <p>Sabrina Focht, Esq. Nelson Mullins Riley & Scarborough LLP 3333 Lee Parkway, Suite 750 Dallas, Texas 75219</p> <p>Miranda Granchi, Esq. Nelson Mullins Riley & Scarborough LLP 1111 Bagby Street, Suite 2100 Houston, Texas 77002</p>
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The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Mortgagee's election to proceed against and sell both the Property and Other Collateral described in the Deed of Trust in accordance with Mortgagee's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

If the Foreclosure Sale does not result in full satisfaction of all indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any property not sold at the Foreclosure Sale.

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of

public record from the lien and/or security interest of the Deed of Trust by Mortgagee. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, **THE PROPERTY WILL BE SOLD "AS IS," WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES**, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

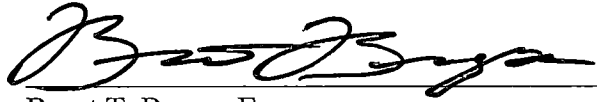
Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the Substitute Trustee has signed this Notice of Substitute Trustee's Sale as of September 16, 2025.

SUBSTITUTE TRUSTEE:

A handwritten signature in black ink, appearing to read "Brent T. Buyse", written over a horizontal line.

Brent T. Buyse, Esq.
Nelson Mullins Riley & Scarborough LLP
3333 Lee Parkway, Suite 750
Dallas, Texas 75219
Tel: (469) 484-4962
Email: Brent.Buyse@NelsonMullins.com

Jacob Sparks, Esq.
Nelson Mullins Riley & Scarborough LLP
5830 Granite Parkway, Suite 1000
Plano, Texas 75024
Tel: (469) 484-4758
Email: Jacob.Sparks@NelsonMullins.com

Xenna K. Davis, Esq.
Nelson Mullins Riley & Scarborough LLP
5830 Granite Parkway, Suite 1000
Plano, Texas 75024
Tel: (469) 484-4841
Email: Xenna.Davis@NelsonMullins.com

Eva Diaz, Esq.
Nelson Mullins Riley & Scarborough LLP
5830 Granite Parkway, Suite 1000
Plano, Texas 75024

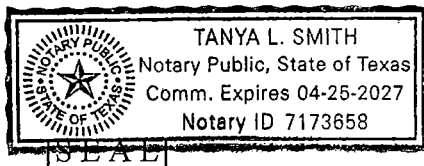
Tracy Kambobe, Esq.
Nelson Mullins Riley & Scarborough LLP
5830 Granite Parkway, Suite 1000
Plano, Texas 75024

Sabrina Focht, Esq.
Nelson Mullins Riley & Scarborough LLP
3333 Lee Parkway, Suite 750
Dallas, Texas 75219

Miranda Granchi, Esq.
Nelson Mullins Riley & Scarborough LLP
1111 Bagby Street, Suite 2100
Houston, Texas 77002

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was ACKNOWLEDGED before me on September 16, 2025, by Brent T. Buyse, known to me to be the person whose name is subscribed to the foregoing instrument.



My Commission Expires:

04-25-2027

Tanya L. Smith
Notary Public in and for the State of Texas

Tanya L. Smith
Printed Name of Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Three Forest Plaza

FEE SIMPLE

Being all of Lot 2B, in Block B/7736, of FOREST PLAZA ADDITION, a Subdivision in the M.J. Sanchez Survey Abstract No. 1272, in the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 95137, Page 1945, of the Map Records of Dallas County, Texas.

EASEMENT

Non-exclusive easement rights created pursuant to that Reciprocal Grant of Access Easement filed November 6, 1981, recorded in Volume 81218, Page 1774, Real Property Records, Dallas County, Texas. Together and affected by that Amendment to reciprocal Grant of Easements filed March 22, 1982, recorded in Volume 82058, Page 98, Real Property Records, Dallas County, Texas.

EASEMENT

Non-exclusive easement rights created pursuant to that Reciprocal Grant of Access Easements filed August 23, 1984, recorded in Volume 84167, Page 3825, Real Property Records, Dallas County, Texas.

EASEMENT

Non-exclusive rights created in Section 5 A, of that Joint Parking Garage Operation Agreement filed August 30, 1984, recorded in Volume 84173, Page 214, Real Property Records, Dallas County, Texas.

FILED

2025 SEP 15 PM 12:23

Notice of Substitute Trustee's Sale

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY AK DEPUTY

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.

Date: September 10th, 2025

Substitute Trustee: Luke Hammond

2247 Central Drive

Bedford, Texas 76021

Appointed by written instrument dated September 10th, 2025, and recorded or to be recorded in the official public records of Dallas, Texas.

Mortgagee: Capital Plus Financial, LLC

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 9561 Rylie Crest Drive Dallas, TX 75217

Note Amount: 98400.00

Deed of Trust

Date: 3/15/2016

Borrower: Deanna Vanessa Prado Figueroa, a single woman.

Mortgagee: CP Originations, LTD., and further assigned to, Capital Plus Financial, LLC

Recording Instrument #: 201600074342

Assignment Instrument #: 201500008346

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Dallas

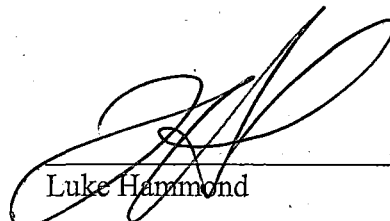
Date of Sale: October 7th, 2025, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is **10:00 am**, Dallas, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: The Sale(s) takes place on the North Side of the George Allen Courts Building facing 600 Commerce Street Below the overhang, or as designated by the County Commissioners.

Luke Hammond is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property.



Luke Hammond

AFTER RECORDING RETURN TO:

Capital Mortgage Servicing, LLC

2247 Central Dr. STE 200

Bedford, TX 76021

817.656.5153

"EXHIBIT A"

9561 Rylie Crest Drive Dallas, TX 75217

Property (including any improvements): Being all that certain lot, tract, or parcel of land situated in the City of Dallas, Dallas County, Texas out of the William J. Lewis Survey, Abstract N0. 835 and also being known as all of Lot 9 in City Block 7823 of Kissell St. Augustine Homes, an unrecorded Addition to the City of Dallas, Dallas County, Texas, and also being part of a certain 7.00 acre tract conveyed by Eva Fay Young to Virginia Fay Young by deed dated July 1946, recorded in Volume 2654, Page 242, of the Map Records of Dallas County, Texas, and being more particularly described as follows: Beginning at an iron pin at the Northeast corner of said Lot 9, said point being 600 feet west of the northeast corner of said 7.00 acre tract; Thence south along the east line of lot 9, 130 feet to an iron pipe for corner in the north line of Rylie Crest Drive (60 feet R.O.W.); Thence west along the north line of Rylie Crest Drive, 60 feet to an iron pipe at the southwest corner of said Lot 9; Thence north, 130 feet to an iron pipe at the northwest corner of said Lot 9; Thence east, 80 feet to the place of beginning, more or less.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 4th day of August, 2025, a Notice of Lien was filed of record at Document No. 202500161584, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **ROSA M. RODRIGUEZ**, the present owner of said real property, to Council of Co-Owners of Shelby Place Condominium (the “Association”); and

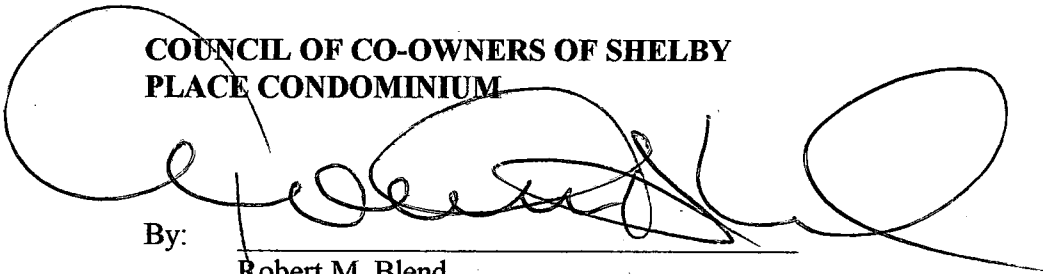
WHEREAS, the said **ROSA M. RODRIGUEZ** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of October, 2025, between 10:00 o’clock a.m. and 4:00 o’clock p.m., the Association will sell said real estate in 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, 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 10:00 o’clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT “A” ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12th day of September, 2025.

**COUNCIL OF CO-OWNERS OF SHELBY
PLACE CONDOMINIUM**

By: _____
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road
Suite 615
Dallas, Texas 75244

This notice was posted by me on the 12th day September, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name


FILED
2025 SEP 12 PM 2:57
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY  DEPUTY

EXHIBIT "A"

Unit 2937 in Building C and its appurtenant undivided interest in and to the general and limited common elements of SHELBY PLACE CONDOMINIUMS, a Condominium Regime to the City of Dallas, Dallas County, Texas, according to the Condominium Declaration dated September 26, 1973 and recorded in Volume 73189, Page 2099; and First Amendment to Declaration recorded in Volume 73238, Page 1365, Condominium Records of Dallas County, Texas; and having the street address of 2937 Shelby Avenue, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 11th day of August, 2025, a Notice of Lien was filed of record at Document No. 202500166817, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **FORREST RAHN and ALLYSON RAHN**, the present owners of said real property, to Pagewood Townhouses - Phase I Association (the "Association"); and

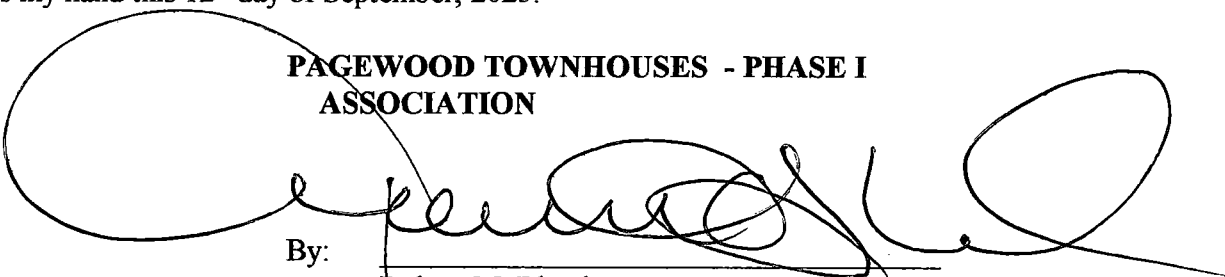
WHEREAS, the said **FORREST RAHN and ALLYSON RAHN**, have continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of October, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in 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, 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 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 12th day of September, 2025.

**PAGEWOOD TOWNHOUSES - PHASE I
ASSOCIATION**

By: _____
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road
Suite 615
Dallas, Texas 75244

This notice was posted by me on the 12th day of September, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

2025 SEP 12 PM 2:57
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY DEPUTY
SIGNATURE

Print Name

EXHIBIT "A"

Unit No. 22 in Building 6 and its appurtenant undivided interest in and to the general and limited common elements of Pagewood Townhouses-Phase I, a condominium regime in the City of Dallas, Dallas County, Texas, according to the Condominium Declaration, recorded in/under Volume 73150, Page 1470, Real Property Records, Dallas County, Texas, together with any and all amendments and/or supplements thereto; and having the street address of 7620 Riverbrook Drive, Dallas, Texas.

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR 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. Property to Be Sold. The property to be sold is described as follows: LOT 34, BLOCK 4/6898, OF HIDDEN VALLEY SECTION OF SINGING HILLS, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 39, PAGE 231, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/16/2006 and recorded in Document 200600432530 real property records of Dallas County, Texas.

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

Date: 10/07/2025

Time: 12:00 PM

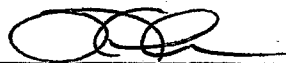
Place: Dallas County, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. 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, 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.

5. Obligations Secured. The Deed of Trust executed by ESHUM FOSTER AND FELICIA RAULS, provides that it secures the payment of the indebtedness in the original principal amount of \$68,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SCI Financial, LLC is the current mortgagee of the note and deed of trust and FOX 1 FINANCIAL is mortgage servicer. A servicing agreement between the mortgagee, whose address is SCI Financial, LLC c/o FOX 1 FINANCIAL, 10632 N. Scottsdale Road, B-466, Scottsdale, AZ 85254 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900


14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 9/11/25 I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

FILED
2025 SEP 11 AM 11:10
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY 

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 1st day of August, 2025, a Notice of Lien was filed of record at Document No. 202500160199, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **JOSEPH PFLANZER and JIA PFLANZER**, the present owners of said real property, to Bowser Oaks Association, Inc. (the "Association"); and

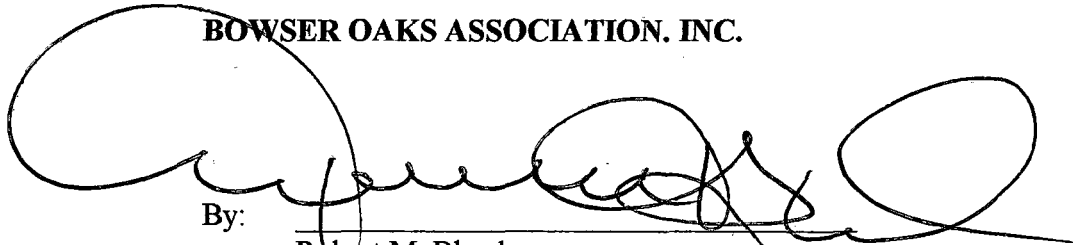
WHEREAS, the said **JOSEPH PFLANZER and JIA PFLANZER**, have continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of October, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in 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, 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 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 15th day of September, 2025.

BOWSER OAKS ASSOCIATION, INC.

By: _____
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 15th day of September, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name
FILED
2025 SEP 15 PM 3:22
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

EXHIBIT "A"

Unit 110 in Building C; plus an undivided interest in the common elements as more fully described in the condominium declaration of The Glen Condominiums, a Condominium regime in the City of Dallas, Texas, (also known as Bowser Oaks Condominium) according to the declaration thereof recorded in Volume 83008, Page 4577, of Dallas County, Texas, with any and all amendments or supplements thereto; and having the street address of 5000 Bowser Avenue, #110, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 31st day of July, 2025, a Notice of Lien was filed of record at Document No. 202500159736, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **JOSEPH PFLANZER and JIA PFLANZER**, the present owners of said real property, to Bowser Oaks Association, Inc. (the "Association"); and

WHEREAS, the said **JOSEPH PFLANZER and JIA PFLANZER**, have continued to default in the payment of the 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.

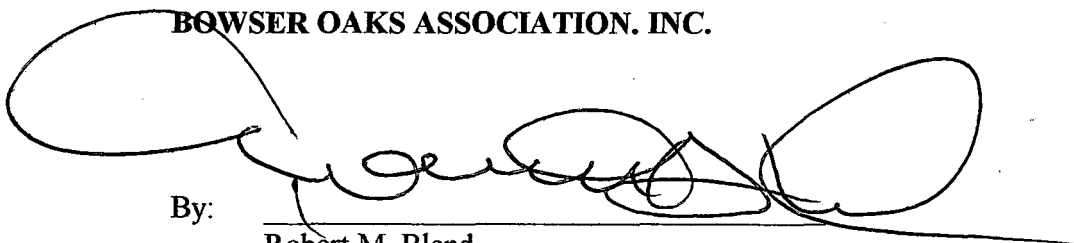
NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of October, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, 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 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 15th day of September, 2025.

BOWSER OAKS ASSOCIATION. INC.



By:
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 15th day of September, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

DEPUTY
BY
DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2025 SEP 15 PM 3:22

FILED

EXHIBIT "A"

Unit 111 in Building C; plus an undivided interest in the common elements as more fully described in the condominium declaration of The Glen Condominiums, a Condominium regime in the City of Dallas, Texas, (also known as Bowser Oaks Condominium) according to the declaration thereof recorded in Volume 83008, Page 4577, of Dallas County, Texas, with any and all amendments or supplements thereto; and having the street address of 5000 Bowser Avenue, #111, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 7th day of August, 2025, a Notice of Lien was filed of record at Document No. 202500165485, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **GARY BENNETT**, the present owner of said real property, to Ambassador House Association (the "Association"); and

WHEREAS, the said **GARY BENNETT** has continued to default in the payment of the 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 owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of October, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in 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, 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 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 15th day of September, 2025.

AMBASSADOR HOUSE ASSOCIATION

By: 

Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 15th day of September, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS
2025 SEP 15 PM 3:21

FILED

EXHIBIT "A"

Unit No. 114, Building C, of AMBASSADOR HOUSE, 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 73086, Page 1634, Condominium Records of Dallas County, Texas. And amendments thereto; and having the street address of 7820 Meadow Park, #114, Dallas, Texas.

NOTICE OF ASSESSMENT LIEN 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.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

WHEREAS, on the 7th day of August, 2025, a Notice of Lien was filed of record at Document No. 202500165495, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **GARY S. BENNETT, JR.**, the present owner of said real property, to Ambassador House Association (the "Association"); and

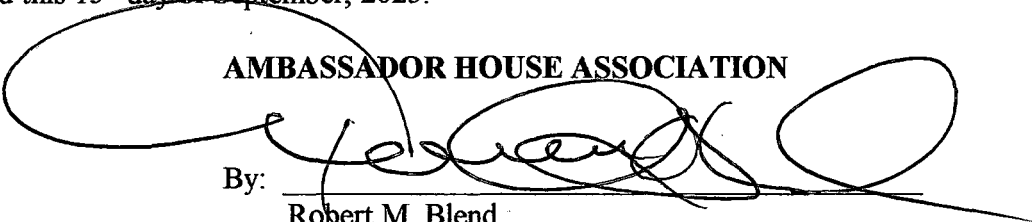
WHEREAS, the said **GARY S. BENNETT, JR.** has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of October, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in 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, 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 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES.**

Witness my hand this 15th day of September, 2025.

AMBASSADOR HOUSE ASSOCIATION


By: _____
Robert M. Blend
Duly Authorized Agent
4101 McEwen Road, Suite 615
Dallas, Texas 75244

This notice was posted by me on the 15th day of September, 2025, on the posting board at the George Allen Courts Building, 600 Commerce Street, in Dallas, Texas.

SIGNATURE

Print Name

2025 SEP 15 PM 3:21
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY

EXHIBIT "A"

Unit 214 in Building C, of Ambassador House, a Condominium Regime in the City of Dallas, Dallas County, Texas, according to the Declaration recorded in Volume 73086, Page 1634, Condominium Records, Dallas County, Texas, together with an undivided percent interest in the General Common Elements as described in said Declaration, and together with the exclusive use of the limited common elements appurtenant to said unit and building, all as described in said Declaration; and having the street address of 7820 Meadow Park, #214, Dallas, Texas.

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 7th day of October 2025
Time: 10:00A.M. or not later than three hours after that time
Place: AT NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Dallas County, Texas..

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: July 25, 2024
Grantor(s): CO & Bray, LLC
Original Mortgagee: Double Backflip, LLC
Original Principal: \$550,108.00
Recording Information: Deed Inst.# 202400151080
Current Mortgagee/Beneficiary: Double Backflip, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$550,108.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Dallas
Property Description: (See Attached Exhibit "A")
Property Address: 710 Glasgow Drive, Dallas, TX 75223
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Double Backflip, LLC
Mortgage Servicer Address: 1312 17th Street, Suite 71618 Denver, CO 80202

SUBSTITUTE TRUSTEE(S): Virgil Jordan, Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha, or any.

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is _____. I declare under penalty perjury that _____ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

FILED
2025 SEP 15 PM 12:40
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

EXHIBIT "A"

Being Lot 2, in Block 23/1615, of Mount Auburn Addition, an addition to the City of Dallas, Dallas County, Texas, according to the revised map thereof recorded in Volume 1, Page 276, of the map records of Dallas, County, Texas.

NOTICE OF ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: 09/13/2002
Grantor(s): ALVIN HAYES AND WIFE, SHIRLEY HAYES
Original Mortgagee: AMERIQUEST MORTGAGE COMPANY
Original Principal: \$56,000.00
Recording Information: Instrument 2028238
Property County: Dallas
Property: (See Attached Exhibit "A")
Reported Address: 6531 GENTLE RIVER DRIVE, DALLAS, TX 75241

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

Mortgage Servicer: Selene Finance, LP

Current Beneficiary: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

Mortgage Servicer Address: 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of October, 2025

Time of Sale: 10:00 AM or within three hours thereafter.

Place of Sale: AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG in Dallas County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Dallas County Commissioner's Court, at the area most recently designated by the Dallas County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha, Tejas Corporate Services, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha, Tejas Corporate Services, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN

2025 SEP 15 PM 12:40

2025 SEP 15 PM 12:40

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Shelley Ortolani, Michele Hreha, Mary Mancuso, Francesca Ortolani, Carol Dunmon or Payton Hreha, Tejas Corporate Services, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

By: _____

Exhibit "A"

BEING LOT 13, BLOCK 15/8294 OF HIGHLAND HILLS TURNKEY, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 70002, PG. 2007, MAP RECORDS, DALLAS COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254