

NOTICE OF TRUSTEE'S SALE

2025 SEP 12 PM 1:23

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

1. Terms of Sale. Cash.
2. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust dated August 3 2022 and recorded in Document INSTRUMENT NO. 202200317515 real property records of Dallas County, Texas, Genaro Medina, Yazbet Lopez, and Diego Medina, grantor(s) and Jenny James Company, LLC., mortgagee.
3. Obligations Secured. Deed of Trust executed by Genaro Medina, Yazbet Lopez, and Diego Medina, securing the payment of the indebtedness's in the original principal amount of \$494,900, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Jenny James Company, LLC is the current mortgagee of the note and Deed of Trust. David Alexander, are appointed as Substitute Trustee (s).
4. Property to Be Sold. The property to be sold is described as follows:

LOT 2, BLOCK E OF SUMMIT PARKS, PHASE ONE, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT FILE NO. 20070346732, MAP RECORDS, DALLAS COUNTY, TEXAS.

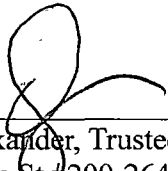
Also known as 425 Kearsarge St. Desoto, Texas 75115

Date: October 2, 2025

Earliest Time Sale Will Begin: 11 a.m.

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

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


David Alexander, Trustee
661 E Main St #200-264
Midlothian, Texas 76065

2025 SEP 15 PM 2:37

TRUSTEE'S NOTICE OF SALE

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY CRK DEPUTY

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF DALLAS

§

WHEREAS, On October 31, 2023, Parkerville., LP, and Oporto Investments LLC executed and delivered a certain Deed of Trust (hereinafter "Deed of Trust") conveying to John Davenport, Trustee, the real estate hereinafter described to secure Ceasons Holdings, LLC in the payment of the debt described in said Deed of Trust and filed for record in the Real Property Records of Dallas County, Texas, under Clerk's File No. 202300223217 as extended by instrument recorded in said records under Clerk's File No. 2025-202500042696 and Keith Davis guaranteed payment of said debt; and

WHEREAS, there has been a default in the payment of the note described in said Deed of Trust; and Ceasons Holdings, LLC. the beneficiary and owner of the aforesaid note, accelerated the Note and has requested that I enforce the sale provisions of the Deed of Trust;

NOW, THEREFORE, I, John Davenport, Trustee, whose address is 16818 Dallas Parkway, Dallas, Texas 75248, 469 233-0450, hereby give notice that I will, after due posting and filing of this notice as required by such Deed of Trust and the law, sell at the public venue to the highest bidder or bidders, for cash, on the North Side of the George Allen Courts Building Facing Commerce Street below the overhang in Dallas, Texas, the area designated in the Dallas County by the Dallas County Commissioners as the place in which to hold real property foreclosures sales in Dallas County, the county in which said property is located, between 1:00 p.m. and 4:00 p.m. on October 7, 2025; the real property so described in and covered by the aforesaid Deed of Trust and more particularly described as follows, to-wit:

two tracts of land in Dallas County, Texas being a 14.05 acre tract and a 12.90 acre tract, both out of the Elisha Chambers 320 acre Survey, Abstract No. 240, and the Willam A. Forgy 320 acre Survey, Abstract 464, City of Desoto, Dallas County, Texas, as more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes

together with: (i) all buildings, structures and other improvements now or hereafter situated on the foregoing described real property, (ii) all fixtures, equipment, apparatus, appliances, furniture, furnishings and other items now or hereafter attached to, installed in or used in connection with the foregoing described real property or improvements or buildings thereon including but not limited to any and all partitions, ducts, shafts, pipes, radiators, conduits, wiring, window screens and shades, drapes, rugs and other floor coverings, motors, engines, boilers, stockers, pumps, dynamos, transformers, generators, fans, blowers, vents, switchboards, compressors, furnaces, cleaning systems, call and sprinkler systems, fire extinguishing apparatus, water system, sewage disposal system, heating, plumbing, laundry, incinerating, air conditioning and air cooling systems, water, gas and electric equipment, and building materials, supplies and construction equipment of all of kinds, all of which property and things are hereby declared to be permanent accessions to the foregoing described real property, (iii) all rights, titles and interests now owned or hereafter acquired by Grantor in and to all easements, streets, roads, highways, and rights-of-way adjacent or contiguous to the foregoing described real property, (iv) all tracts or parcels of land and any interests therein presently owned by Grantor and

contiguous to the foregoing described real property, (v) any strips or gores between the Land and abutting or adjacent properties; (vi) all water and water rights, timber, crops and mineral interests; and (vii) all rights, titles, interests, leases, privileges, hereditaments, appurtenances, estates, reversions and remainders owned or to be owned by Grantor in and to all or any portion of the foregoing described properties (all of the aforesaid being hereinafter sometimes called the "Property").

Lender has elected to proceed with foreclosure as to both personal property, fixtures, and real property in accordance with the rights with respect to real property pursuant to Bus. & Com. Code Section 9.04(a)(2) and (b)(2).

The earliest the sale will take place is 1:00 p.m.

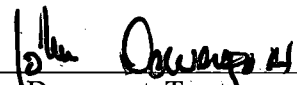
The sale is made for cash or cashier's check on a bank approved by the Trustee. Trustee will not accept as payment cashier's checks payable to anyone other than Trustee without a certificate of guaranty of endorsement of the named payee signed by the issuing bank.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to return of the funds paid. Purchaser shall have no further recourse against the Trustee or Substitute Trustee, Lender or Lender's attorney.

The sale will be made and the property accepted "AS IS, WHERE IS, WITH ALL FAULTS" subject to all matters of record.

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

Signed this 15 day of September, 2025.

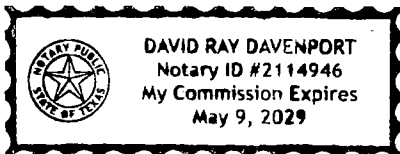


John Davenport, Trustee

Acknowledgment to Notice of Trustee's Sale

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 15th day of September, 2025, by John Davenport, in his capacity as Trustee.



David Ray Davenport
Notary Public - State of Texas

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 5219120-S-TX-CR-GL

Tract 1:

Being a tract of land situated in the Elisha Chambers 320 acre Survey, Abstract No. 240, and in the William A Forgy 320 acre Survey, Abstract No. 464, City of Desoto, Dallas County, Texas, same being a portion of land conveyed to Lakeair, LLC, by deed recorded in Instrument No. 200900345085 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 1, Block B, of Heritage Heights, an addition to the City of Desoto, Dallas County, Texas, according to the Plat thereof recorded in Volume 88048, Pages 2393-2400, Plat Records, Dallas County, Texas, and being the Northeast corner of Lot 1, Block E, of Heritage Lakes, Phase One, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in Volume 2002136, Page 49, Plat Records, Dallas County, Texas and being along the South line of the remainder of said Lakeair, LLC tract, from which a 1/2 inch iron rod found bears South 43 degrees 25 minutes 47 seconds East, a distance of 1.08 feet for witness;

THENCE North 89 degrees 39 minutes 07 seconds East, along the North line of Heritage Heights Addition, passing at a distance of 140.06 feet to a 1/2 inch iron rod found online for reference and continuing at a distance of 594.82 feet to a 5/8 inch iron rod found online for reference, said rod being the Northeast corner of Heritage Boulevard (60 foot right-of-way), continuing along the North line of a tract of land conveyed to Desoto Independent School District, by deed recorded in Volume 87064, Page 590, Deed Records of Dallas County, Texas, and continuing a total distance of 1334.16 feet along the North line of said Desoto Independent School District tract to a point for corner, said corner being a Southeast corner of said remainder of Lakeair, LLC tract, and being the Northeast corner of said Desoto Independent School District tract and being along the West line of a tract of land conveyed to Yes Companies EXP2 WFC, LLC, a Delaware Limited Liability Company, by deed recorded in Document No. 201600226368, Official Public Records of Dallas County, Texas;

THENCE North 00 degrees 11 minutes 43 seconds East, along the West line of said Yes Companies tract, a distance of 174.60 to a point for corner, said corner being a Northeast corner of the remainder of Lakeair, LLC tract, and being the POINT OF BEGINNING of that tract herein described:

THENCE along the North, Northeast, Southeast, South, and East lines of said remainder of Lakeair, LLC tract the following eleven courses and distances:

North 89 degrees 55 minutes 57 seconds West, a distance of 137.90 feet to a point for corner;

North 54 degrees 25 minutes 01 seconds West, a distance of 1561.49 feet to a point for corner;

North 35 degrees 34 minutes 59 seconds East, a distance of 102.88 feet to a point for corner;

South 54 degrees 25 minutes 01 seconds East, a distance of 36.40 feet to a point for corner;

North 35 degrees 34 minutes 59 seconds East, a distance of 182.62 feet to a point for corner;

South 54 degrees 17 minutes 19 seconds East, a distance of 610.00 feet to a point for corner;

South 67 degrees 34 minutes 56 seconds East, a distance of 57.67 feet to a point for corner;

South 28 degrees 38 minutes 22 seconds West, a distance of 31.50 feet to a point for corner;

South 54 degrees 17 minutes 19 seconds East, a distance of 359.45 feet to a point for corner;

North 89 degrees 39 minutes 12 seconds East, a distance of 141.33 feet to a point for corner;

EXHIBIT "A"
LEGAL DESCRIPTION

North 00 degrees 04 minutes 24 seconds East, a distance of 294.85 feet to a point for corner, said corner being along a South line of said Yes Companies tract;

THENCE South 89 degrees 59 minutes 25 seconds East, along a South line of said Yes Companies tract, a distance of 247.73 feet to a fence post found for corner, said corner being an "ell" corner of said Yes Companies tract;

THENCE South 00 degrees 11 minutes 43 seconds West, along a West line of said Yes Companies tract, a distance of 799.93 feet to the POINT OF BEGINNING and containing 561,963 square feet or 12.90 acres of land.

Tract 2:

Being a tract of land situated in the Elisha Chambers 320 acre Survey, Abstract No. 240, and in the William A. Forgy 320 acre Survey, Abstract No. 464, City of Desoto, Dallas County, Texas, same being a portion of land conveyed to Lakeair, LLC, by deed recorded in Instrument No. 200900345085 of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 1, Block B, of Heritage Heights, an addition to the City of Desoto, Dallas County, Texas, according to the Plat thereof recorded in Volume 88048, Pages 2393-2400, Plat Records, Dallas County, Texas, and being the Northeast corner of Lot 1, Block E, of Heritage Lakes, Phase One, an addition to the City of Glenn Heights, Dallas County, Texas, according to the Plat thereof recorded in Volume 2002136, Page 49, Plat Records, Dallas County, Texas and being along the South line of the remainder of said Lakeair, LLC tract, from which a 1/2 inch iron rod found bears South 43 degrees 25 minutes 47 seconds East, a distance of 1.08 feet for witness;

THENCE North 89 degrees 39 minutes 07 seconds East, along the North line of Heritage Heights Addition, passing at a distance of 140.06 feet to a 1/2 inch iron rod found on line for reference and continuing at a distance of 594.82 feet to a 5/8 inch iron rod found on line for reference, said rod being the Northeast corner of Heritage Boulevard (60 foot right-of-way), continuing along the North line of a tract of land conveyed to Desoto Independent School District, by deed recorded in Volume 87064, Page 590, Deed Records of Dallas County, Texas, and continuing a total distance of 1334.16 feet along the North line of said Desoto Independent School District tract to a point for corner, said corner being a Southeast corner of said remainder of Lakeair, LLC tract, and being the Northeast corner of said Desoto Independent School District tract and being along the West line of a tract of land conveyed to Yes Companies EXP2 WFC, LLC, a Delaware Limited Liability Company, by deed recorded in Document No. 201600226368, Official Public Records of Dallas County, Texas;

THENCE North 00 degrees 11 minutes 43 seconds East, along the West line of said Yes Companies tract, a distance of 974.53 feet to a fence post for corner, said corner being an "ell" corner of said Yes Companies tract;

THENCE North 89 degrees 59 minutes 25 seconds West, along the South line of said Yes Companies tract, a distance of 247.73 feet to a point for corner, said corner being a Northwest corner of said remainder of Lakeair, LLC tract, and being the POINT OF BEGINNING of that tract herein described:

THENCE along the West, North, Northeast, Southeast, South, and East lines of said remainder of Lakeair, LLC tract the following seven courses and distances:

South 00 degrees 04 minutes 24 seconds West, a distance of 294.85 feet to a point for corner;

South 89 degrees 39 minutes 12 seconds West, a distance of 141.33 feet to a point for corner;

North 54 degrees 17 minutes 19 seconds West, a distance of 359.45 feet to a point for corner;

North 28 degrees 38 minutes 22 seconds East, a distance of 31.50 feet to a point for corner;

EXHIBIT "A"
LEGAL DESCRIPTION

North 67 degrees 34 minutes 56 seconds West, a distance of 57.67 feet to a point for corner;

North 54 degrees 17 minutes 19 seconds West, a distance of 610.00 feet to a point for corner;

North 00 degrees 05 minutes 56 seconds West, a distance of 505.10 feet to a point for corner, said corner being along the South line of Parkerville Meadows, Phase 11, an Addition to the City of Desoto, Dallas County, Texas, according to the Plat thereof recorded in Volume 2004166, Page 40, Plat Records of Dallas County, Texas;

THENCE along the South and East lines of said Parkerville Meadows the following five courses and distances:

North 89 degrees 59 minutes 44 seconds East, a distance of 169.05 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying- for corner;

North 00 degrees 00 minutes 16 seconds West, a distance of 6.80 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner;

North 89 degrees 59 minutes 44 seconds East, a distance of 117.50 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveyingn for corner;

North 00 degrees 00 minutes 16 seconds West, a distance of 209.30 feet to a 5/8 inch iron rod found for corner;

North 15 degrees 22 minutes 57 seconds East, passing at a distance of 28.79 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for reference, said corner being the Southeast corner of said Lakeair tract (Tract 2) and continuing a total distance of 60.44 feet to 5/8 inch iron rod found for corner;

THENCE North 37 degrees 15 minutes 45 seconds East, along the Southeast line of Ace Drive (50 foot right-of-way), a distance of 50.00 feet to a 1/2 inch iron rod set with a yellow cap stamped with "CBG Surveying" for corner, said corner being the Northeast corner of said Ace Drive;

THENCE North 52 degrees 44 minutes 15 seconds West, along the Northeast line of said Ace Drive, a distance of 58.77 feet to a 1/2 inch iron rod set with a yellow cap stamped with "CBG Surveying" for corner, said corner being an "ell" corner of said Lakeair tract (Exhibit A - Tract 2);

THENCE North 37 degrees 15 minutes 44 seconds East, along the Southeast line of said Lakeair tract (Exhibit A - Tract 2), a distance of 115.00 feet to a 5/8 inch iron rod found for corner, said corner being along the Southwest line of said 250 foot Dallas Power and Light Company right-of-way;

THENCE South 53 degrees 06 minutes 13 seconds East, along said Southeast line of said Dallas Power and Light Company right-of-way, a distance of 279.41 feet to 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to George D. Easter and wife, Sandra Easter, by deed recorded in Volume 2001038, Page 6500, Deed Records of Dallas County, Texas;

THENCE South 00 degrees 02 minutes 42 seconds East, along the West line of said Easter tract, passing at a distance of 34.20 feet to a 1/2 inch iron rod found online for reference and continuing a total distance of 1098.39 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being a Southwest corner of said Yes Companies tract, from which a 5/8 inch iron rod found bears North 60 degrees 05 minutes 47 seconds West, a distance of 0.88 feet for witness;

THENCE South 89 degrees 59 minutes 25 seconds East, along a South line of said Yes Companies tract, a distance of 387.95 feet to the POINT OF BEGINNING and containing 611,929 square feet or 14.05 acres of land.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 11/24/2003	Grantor(s)/Mortgagor(s): TIMOTHY PROVOST AND WIFE, VIRGINIA PROVOST
Original Beneficiary/Mortgagee: LONG BEACH MORTGAGE COMPANY, A CORPORATION	Current Beneficiary/Mortgagee: U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee for EMC Mortgage Loan Trust 2005-A, Mortgage Pass-Through Certificates, Series 2005-A
Recorded in: Volume: 2003235 Page: 14638 Instrument No: 2655354	Property County: DALLAS
Mortgage Servicer: Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
Date of Sale: 10/7/2025	Earliest Time Sale Will Begin: 11am
Place of Sale of Property: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 2, IN BLOCK P, OF CANDLE MEADOW, PHASE 2, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2002174, PAGE 61, PLAT RECORDS, DALLAS COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, or Payton Hreha, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

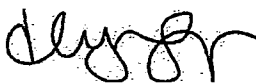
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

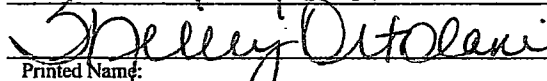
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 9/10/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Select Portfolio Servicing, Inc.

Dated: 9/10/2025



Printed Name:

Shelley Ortolani

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

BY
DALLAS COUNTY
CLERK
JOHN F. WARREN
2025 SEP 11 AM 11:06

MH File Number: TX-11-12543-POS
Loan Type: Conventional Residential

FILED

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 21, 2022 and recorded under Clerk's File No. 202200254547, in the real property records of Dallas County Texas, with Denise Lavenia Stewart, a single woman and Darrin Bert Sowell, a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Angle Oak Home Loans LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Denise Lavenia Stewart, a single woman and Darrin Bert Sowell, a single man securing payment of the indebtedness in the original principal amount of \$344,250.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Denise Lavenia Stewart, Darrin Bert Sowell. Bank of New York Mellon as Trustee for Maple Acquisition Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 1000 Technology Drive, O'Fallon, MO 63368.

Legal Description:

LOT 17 AND 18, BLOCK B, CREEK TREE STATE, PHASE III-B, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 85196, PAGE 3920, MAP RECORDS, DALLAS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/07/2025

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Dallas County Courthouse, Texas at the following location: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Agency Sales and Posting LLC, as Substitute Trustee.

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

Executed on September 9, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-02053

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 01, 2003 and recorded under Vol. 2003 203, Page 09369, or Clerk's File No. 2596564, in the real property records of Dallas County Texas, with Donald Wayne Whitlow and Marva Whitlow as Grantor(s) and Argent Mortgage Company, LLC as Original Mortgagee.

Deed of Trust executed by Donald Wayne Whitlow and Marva Whitlow securing payment of the indebtedness in the original principal amount of \$135,802.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Donald Wayne Whitlow. U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Selene Finance is acting as the Mortgage Servicer for the Mortgagee. Selene Finance, is representing the Mortgagee, whose address is: 3501 Olympus Blvd. 5th Fl. Ste. 500, Dallas, TX 75019.

Legal Description:

BEING LOT 2, IN BLOCK N, OF SECOND SECTION SOUTH MEADOWS, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 73205, PAGE 0178, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/07/2025

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: Dallas County Courthouse, Texas, at the following location: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "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.



FILED
025 SEP 11 AM 10:38
JOHN E. WATKINS
COUNTY CLERK
DALLAS COUNTY, TEXAS

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Agency Sales and Posting LLC, as Substitute Trustee.

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

Executed on September 8, 2025.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-24-03572

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 26, 2018 and recorded under Clerk's File No. 201800202594, in the real property records of Dallas County Texas, with Jim J. Guerra and Patti Guerra, Husband and Wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for PennyMac Loan Services, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jim J. Guerra and Patti Guerra, Husband and Wife securing payment of the indebtedness in the original principal amount of \$272,101.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jim J. Guerra. PENNYMAC LOAN SERVICES, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

LOT 21, BLOCK B, KENTSDALE FARM, PHASE THREE, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 201800023411, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/07/2025

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: Dallas County Courthouse, Texas at the following location: On the north side of the George Allen Courts Building facing Commerce Street below the overhang, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



1. **"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE John Beazley, Logan Thomas, Phillip Pierceall, Terry Waters, Douglas Rodgers, Clay Golden, Bruce Miller, Joshua Sanders, Ramiro Cuevas, Matthew Hansen, Daniel Hart, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Carol Dunmon, Payton Hreha, Jeff Benton, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

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

Executed on September 8, 2025.

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

Posted and filed by: _____

Printed Name: _____

C&M No. 44-25-02615

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2025 SEP 16 PM 1:08
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

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

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

Date: 10/07/2025
Time: The earliest time the sale will begin is 11:00 PM , or within three (3) hours after that time.
Place: The foreclosure sale will be conducted in the area designated by Dallas County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted..

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

LOT 2, BLOCK E OF SUMMIT PARKS, PHASE ONE, AN ADDITION TO THE CITY OF DESOTO, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT FILE NO. 20070346732, MAP RECORDS, DALLAS COUNTY, TEXAS.

Also known as 425 Kearsarge St. Desoto, Texas 75115

Grantor(s):

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 08/03/2022 and recorded in the office of the County Clerk of Dallas County, Texas, recorded under County Clerk's File No 202200317515,

Original Trustee: David Alexander, a single man

Substitute Trustee: Jennifer Boese.

Original Mortgagee: Jenny James Company LLC

Current Mortgagee: Jenny James Company LLC

Mortgage Servicer: Jenny James Company LLC

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 referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee 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. 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 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. 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.

Obligations Secured - 3. Obligations Secured. Deed of Trust executed by Genaro Medina, Yazbet Lopez, and Diego Medina, securing the payment of the indebtedness's in the original principal amount of \$494,900, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Jenny James Company, LLC is the current mortgagee of the note and Deed of Trust. Jennifer Boese, are appointed as Substitute Trustee (s).

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(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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

Dated:

Jennifer Balser
09-15-2025