

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS       §  
                                      §  
COUNTY OF DALLAS   §

Date of Posting: September 15th 2025

Date of Sale: October 7<sup>th</sup> 2025

Grantor/Borrower: Laura Garcia, Francisco Vasquez Espinoza, and Juan Antonio Vazquez Espinoza

Grantor's Address: 603 North Casa Grande Circle, Duncanville, Texas 76116 and 607 North Casa Grande Circle, Duncanville, Texas 76116.

Holder: TRL Holdco B1 LLC

Holder's Address: 5477 Glen Lakes Dr Suite 120, Dallas, TX 75231.

Substitute Trustees: Christopher Welsh, Delaney Kampas, Marcus Morriss, and Jacob Westerbeck

Substitute Trustees' Address: 8080 N. Central Expressway Suite 1700 Dallas, TX 75206

Deed of Trust:

Description: The real property records of Dallas County, Texas, Electronically recorded on March 19th, 2021, as No. 202100079983, Dallas County, Texas.

Instrument Dated: March 16th, 2021

Lender: Texan Modern Properties, LLC, assigned to TRL Blue Sky LLC, and further assigned to TRL Holdco B1 LLC.

Trustee: Preston King (*see substitute trustee below*)

Secures: Deed of Trust Secured by Homestead in the original principal amount of \$268,000.00, executed by Laura Garcia, Francisco Vasquez Espinoza, Juan Antonio Vazquez Espinoza, and payable to the order of Lender.

2025 SEP 15 PM 2:33  
JOHN F. MARRELL  
CLERK  
DALLAS COUNTY  
RECORDS

FILED

Assignment: The Note, the liens and security interests of the Deed of Trust were transferred and assigned to TRL Blue Sky, LLC by an instrument dated December 17, 2022 and recorded as instrument No. 202300069723 on April 11, 2023, Real Property Records Dallas County, Texas.

They were then subsequently assigned to TRL Holdco B1 ("Beneficiary") by an instrument dated October 6, 2023, recorded electronically in of the real property records of Dallas County, Texas as Instrument No. 202300222987 on November 1st, 2023.

Property: BEING LOT 4, BLOCK F, OF WINONA GARDENS ADDITION, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE(S) 15, OF THE MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS.

More commonly known as:

603 North Casa Grande Circle, Duncanville, Texas 76116  
and 607 North Casa Grande Circle, Duncanville, Texas 76116.

Foreclosure Sale

Date of Sale: Tuesday, October 7<sup>th</sup> 2025

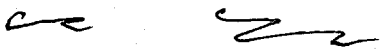
Time of Sale: The sale is conducted on the first Tuesday of every month between the hours of 10:00 AM and 4:00 PM. If the first Tuesday of a month occurs on January 1st or July 4th, the sale will be conducted between 10:00 AM and 4:00 PM on the first Wednesday of the month. The sale will take place according to Dallas County designated as all Foreclosure Postings and Sales will take place on the North Side of the George Allen Courts Building Facing Commerce Street below the overhang, or as designated by the County Commissioners.

Place of Sale: George Allen Courts Building, which is located at 600 Commerce St, Dallas, TX 75202 or as designated by the Commissioner's Court.

Holder has appointed Christopher Welsh, Delaney Kampas, Marcus Morriss, and Jacob Westerbeck, 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.

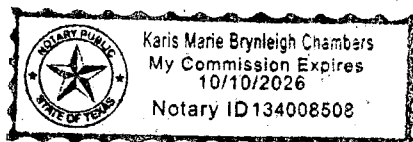
Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, OR QUIET ENJOYMENT OR THE LIKE FOR THE 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.

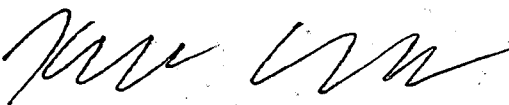
  
Christopher Welsh, Esq., Substitute Trustee

STATE OF TEXAS     §  
                                 §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on this 15<sup>th</sup> day of September 2025, by Christopher Welsh, Esq., as substitute trustee.

SEAL:



  
Notary Public, State of Texas

My Commission Expires: 10/10/2026

Printed Name of Notary: Karis Marie Brynleigh Chambers

After recording return to:

Christopher Welsh  
Law Offices of Christopher Welsh, PLLC  
8080 North Central Expressway, Suite 1700  
Dallas, TX 75206

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 9/6/2024	<b>Grantor(s)/Mortgagor(s):</b> KASAGRANDE LLC
<b>Original Beneficiary/Mortgagee:</b> FIDELIS EQUITY AND REAL ESTATE FUND B, LLC ISAOA/ATIMÁ	<b>Current Beneficiary/Mortgagee:</b> Fidelis Equity and Real Estate fund B, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2024-202400209307	<b>Property County:</b> DALLAS
<b>Mortgage Servicer:</b> Pacific Equity and Loan is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3620 100th St. SW, Suite B, Lakewood, WA 98499
<b>Date of Sale:</b> 10/7/2025	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT 12, BLOCK 5, GREENWAY ESTATES, THIRD SECTION, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 72181, PAGE 2305, MAP RECORDS, DALLAS COUNTY, TEXAS.

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

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

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

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

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

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

Dated: 9/15/2025



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

Dated: 9/15/2025

Printed Name:

**Shelley Ortolani**

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

BY  
DEPUTY  
CLERK  
JOHN E. HARRIS  
2025 SEP 16 AM 11:31

**MH File Number:** TX-25-121642-POS  
**Loan Type:** Business Purpose Loan

FILED

**NOTICE OF TRUSTEE'S SALE**

Notice is hereby given that on Tuesday, the 7<sup>th</sup> day of October 2025: the undersigned will conduct a Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

**Date of Deed of Trust:** September 23, 2024

**Executed by:** KasaGrande, LLC

**Original Trustee named in Deed of Trust:** L. Scott Horne

**Original amount of Secured Indebtedness:** \$85,000.00

**Original Beneficiary named in Deed of Trust:** T&R Capital Group Lending, LLC

**Property described in Deed of Trust:**

Lot 12, Block 5, Greenway Estates, Third Section, an Addition to the City of Duncanville, Dallas County, Texas according to the Map or Plat thereof recorded in Volume 72181, Page 2305, Plat Records of Dallas County, Texas.

**Also known as 1215 Spring Lake Duncanville, Texas 75137**

Said Deed of Trust is recorded under 202400227290 in the Deed of Trust Records, Dallas County, Texas

EXECUTED this 10 day of September 2025

L. Scott Horne  
Trustee

1795 Northwest Highway

Garland, Texas 75041

972/271-1700

scott@hornerealestatelaw.com

DEPUTY  
CLERK  
JOHN E. WARREN  
DALLAS COUNTY  
BY

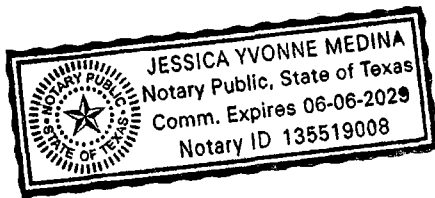
2025 SEP 16 AM 9:15

FILED

## ACKNOWLEDGMENT

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 10<sup>th</sup> day of September 2025, by L. Scott Horne, known to me personally or by driver's license, in the capacity therein stated.



A handwritten signature in black ink, appearing to be "J. Medina", written over a horizontal line.

Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

PREPARED IN THE LAW OF:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041