

Haus Properties LLC, a Texas limited liability company, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

2025 SEP 16 PM 12:20

Air Solutions Holding Company, LLC  
1115 E Jefferson St,  
Grand Prairie, Dallas County, TX 75051  
Sent via first class mail and CMRR # 9489 0178 9820 3938 9588 66 on 09.16.2025

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY \_\_\_\_\_ 770108

Air Solutions Holding Company, LLC  
205 SW 16th St, Grand Prairie, TX 75051  
Sent via first class mail and CMRR # 9489 0178 9820 3039 9588 80 on 09.16.2025

### NOTICE OF TRUSTEE'S SALE

WHEREAS Air Solutions Holding Company, LLC and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Dallas County, Texas and is recorded under Clerk's File/Instrument Number 2024 - 202400185282, to which reference is made for all purposes.

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

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

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

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

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

2. Property to be Sold:

BEING 0.298 acre tract or parcel of land lying in the City of Grand Prairie, Dallas County, Texas being all of Lots 1,2, and 3, and part of Lots 22, 23, and 24, Block 89, of Dalworth Park Addition, an addition to the City of Grand Prairie, according to the plat thereof

recorded in Volume 1, Page 546, of the Map or Plat Records of Dallas County, Texas, part of Lot 21 R, Block 89, Dalworth Park Addition Rep lat, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 84108, Page 2926, of the Plat Records of Dallas County, Texas, a part of Waco Street closed by City ordinance No. 1151 dated 02/02/1957, and being part of 20' alley abandoned by City ordinance No. 3506 said tract also being portion of a 0.85 acre tract as described in deed to Monnica and Chance Herndon recorded in Inst. No. 201100029986, Deed Records of Dallas County, Texas and being the same tract of land described in General Warranty Deed to AUTO Merchants LLC, recorded in Instruments No. 202000024489, being more particularly described as follows: BEGINNING at a X-cut in concrete found at the southeast corner of said Lot 3, Block 89 and the northeast corner of Lot 5R, Block 89, said Dalworth Park Addition, said point also being in the west line of S.W. 16th Street (60' Right-of-Way); THENCE SOUTH 89°28'18" WEST, with the north line of Lot 5R, said Block 89, for a distance of 135.00 feet to a P.K. nail found in concrete for the northwest corner of Lot 5R, and the northeast corner of Lot 21R, said Block 89; THENCE SOUTH 84°47'59" WEST, over and across Lot 21 R, for a distance of 14.40 feet to a 1/2 inch iron rod with cap marked KSC-2617 found for corner said point being a common corner between said 0.85 acre tract and a 0.90 acre tract described in deed to Excellent Auto Sales LLC. as recorded in Inst No. 2018001254906 Deed Records of Dallas County, Texas; THENCE SOUTH 89°19'27" WEST, over and across said Lot 21R and with the common line between said portion 0.85 acre tract and said 0.90 acre tract a distance of 5.84 feet to 3 inch metal fence post found for corner; THENCE NORTH 00°33'22" EAST, over and across said Lots 21 R, 22, 23, 24, and said closed Waco Street and with a common line between said 0.900 acre tract and said 0.85 acre tract a distance of 85 .13 feet to set P .K. nail in concrete; THENCE SOUTH 89°19'34" EAST, over and across said closed Waco Street and over and across said 0.85 acre tract, a distance of 153.43 feet to a set P.K. nail in concrete for corner in the west right of way line of said S.W. 16th Street, from which foundX cut in concrete bears NORTH 00°37'49" EAST 20.68 feet for the northeast corner of said 0.85 acre tract and the southeast corner of a called 0.270 acre tract of land deeded to Monnica and Chance Herndon by said Instrument No. 201100029986; THENCE SOUTH 00°37'49" WEST, with said west line of S.W. 16th Street for a distance of 84.32 feet to the POINT OF BEGINNING and CONTAINING 12,995 square feet or 0.298 acres of land, more or less

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

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. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

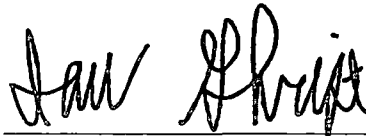
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS

A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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 OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.

A handwritten signature in black ink, appearing to read "Ian Ghrist", is written over a horizontal line.

Ian Ghrist, Richard Ramsey  
Substitute Trustee(s)  
4016 Gateway Drive, Suite 130  
Colleyville, Texas 76034  
Phone: (817) 778-4136

202 E COBER DR  
GRAND PRAIRIE, TX 75051

FILED  
2025 SEP 11 AM 11:12

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

00000010251320

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE *CHK* 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.

1. **Date, Time, and Place of Sale.**

Date: October 07, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 06, 2023 and recorded in Document CLERK'S FILE NO. 202300004720 real property records of DALLAS County, Texas, with ESMERALDA RUBY MARTINEZ, A SINGLE WOMAN AND ROMAN AARON MARTINEZ, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ESMERALDA RUBY MARTINEZ, A SINGLE WOMAN AND ROMAN AARON MARTINEZ, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$291,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

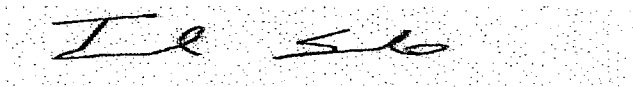
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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

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



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

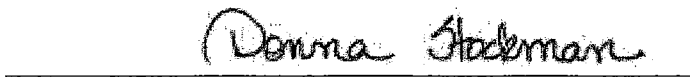
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN BEAZLEY, LOGAN THOMAS, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CLAY GOLDEN, BRUCE MILLER, RAMIRO CUEVAS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, AUCTION.COM, MICHELLE SCHWARTZ, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., ROBERT FORSTER, JEFFREY FLEMING, ISRAEL SAUCEDO, OR RYAN BOURGEOIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

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



Declarants Name: Donna Stockman

Date: 9/11/25

202 E COBER DR  
GRAND PRAIRIE, TX 75051

00000010251320

00000010251320

DALLAS

**EXHIBIT "A"**

LOT 21, BLOCK 1103, SOUTH MANOR ADDITION, AN ADDITION TO THE CITY OF GRAND PRAIRIE, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 15, MAP RECORDS OF DALLAS COUNTY, TEXAS.

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
  §  
COUNTY OF DALLAS           §

FILED  
2025 SEP 11 PM 12:29  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY CKE

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Lakewood, recorded on October 27, 2004, as Instrument No. 200403108514, of the Official Public Records of Dallas County, Texas (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Grand Prairie Lakewood Homeowners' Association, Inc. on April 9, 2018, November 24, 2020, and May 14, 2021, and December 21, 2021, sent notice of default in payment of assessments to **MATTIE WILLIAMS**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **MATTIE WILLIAMS**, has continued to default in the payment of their indebtedness to Grand Prairie Lakewood Homeowners' Association, Inc. and the same is now wholly due, and Grand Prairie Lakewood Homeowners' Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Grand Prairie Lakewood Homeowners' Association, Inc.

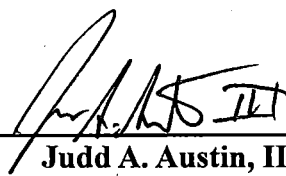
NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of October, 2025, between 10:00 a.m. and 4:00 p.m., Grand Prairie Lakewood Homeowners' Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the area outside on the north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

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

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

SIGNED: September 11, 2025.

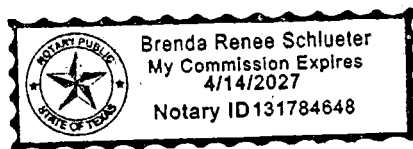
GRAND PRAIRIE LAKEWOOD  
HOMEOWNERS' ASSOCIATION, INC.

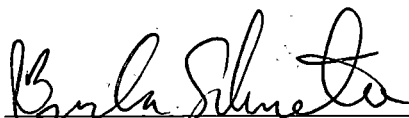
By:   
Judd A. Austin, III  
Its: Duly Authorized Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

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

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



  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

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



## **EXHIBIT "A"**

**Lot 4, Block B, Lakewood Phase Four, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Map/Plat thereof recorded in Volume 2005182, Page 26 of the Map/Plat Records of Dallas County, Texas (the "Property").**

FILED

**NOTICE OF ASSESSMENT LIEN SALE**

2025 SEP 11 PM 12:29

STATE OF TEXAS

§

COUNTY OF DALLAS

§

§

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

BY CK DEPUTY

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake Section 20 (The Sanctuary), filed of record on October 26, 2007 under Instrument No. 20070383687 of the Official Public Records of Dallas County, Texas (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, POA of The Sanctuary at Lake Ridge on July 5, 2024, October 11, 2024, and January 14, 2025, sent notice of default in payment of assessments to **FERAS RAHHAL, a married person, Owning, Occupying, and Claiming Other Property as Homestead**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **FERAS RAHHAL, a married person, Owning, Occupying, and Claiming Other Property as Homestead**, has continued to default in the payment of their indebtedness to POA of The Sanctuary at Lake Ridge and the same is now wholly due, and POA of The Sanctuary at Lake Ridge, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to POA of The Sanctuary at Lake Ridge

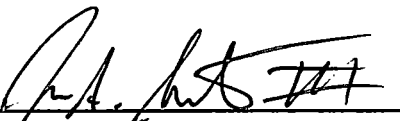
NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of October, 2025, between 10:00 a.m. and 4:00 p.m., POA of The Sanctuary at Lake Ridge will sell the herein described real estate (including any improvements thereon) at public auction at the area outside on the north side of the George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

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

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

SIGNED: September 11, 2025.

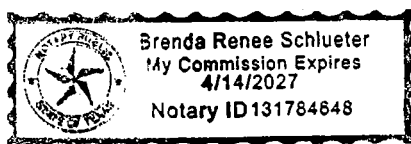
**POA OF THE SANCTUARY AT LAKE  
RIDGE**

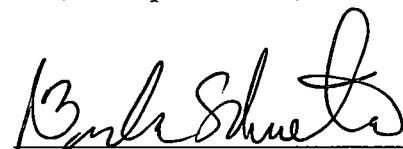
By:   
Judd A. Austin, III  
Its: Duly Authorized Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

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

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



  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

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

**NOTICE OF ASSESSMENT LIEN SALE**

**Page 2**

**EXHIBIT "A"**

**Lot 2525, Block P, LAKE RIDGE, SECTION 20, an addition to the City of Grand Prairie, Dallas County, Texas, according to the amended plat thereof recorded in County Clerk's File No. 20070343408, Map Records, Dallas County, Texas. (the "Property").**

## Notice of Foreclosure Sale

September 15, 2025

Deed of Trust ("Deed of Trust"):

Dated: December 30, 2021

Grantor: Adriana Mendoza Flores and Martin Limon Puente

Trustee: J. Mark Riebe

Lender: Texas Bank Financial dba Texas Bank Mortgage Co.

Recorded in: Instrument No. 202200002542 of the real property records of Dallas County, Texas

Legal Description: Lot 7, Block 9, INDIAN HILLS ADDITION, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the plat thereof recorded in Volume 17, Page 365 of the Map Records of Dallas County, Texas

Property Address: 930 Shawnee Trace, Grand Prairie, TX 75051

Secures: Promissory Note ("Note") in the original principal amount of \$189,000.00, executed by Adriana Mendoza Flores and Martin Limon Puente ("Borrower") and payable to the order of Lender

Substitute Trustee: Craig C. Lesok

Substitute Trustee's Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, October 7, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 12:00 P.M. and not later than three hours thereafter.

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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Texas Bank Financial dba Texas Bank Mortgage Co.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Texas Bank Financial dba Texas Bank Mortgage Co., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

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

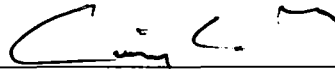
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

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

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

**THIS INSTRUMENT 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.**



---

Craig C. Lesok  
Attorney for Mortgagee  
SBOT No. 24027446



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Craig C. Lesok  
226 Bailey Ave, Ste 101  
Fort Worth, TX 76107  
Telephone (817) 882-9991  
Telecopier (817) 882-9993  
E-mail: [craig@lesoklaw.com](mailto:craig@lesoklaw.com)

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 11, 2018, RAUL RODRIGUEZ MARTINEZ, AN UNMARRIED MAN, AND EMMANUEL M. RODRIGUEZ BUSTAMANTE, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to TROY D. PHILLIPS, P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS INC. DBA TOWN SQUARE MORTGAGE ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 201800186063 in the DEED OF TRUST OR REAL PROPERTY RECORDS of DALLAS COUNTY, TEXAS; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 in **DALLAS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: BEING LOT 7A, IN BLOCK 2, OF REPLAT OF LOTS 1 THRU 24 BLOCK 1 AND LOTS 2 THRU 16 AND 32 THRU 47 BLOCK 2 FIRST SECTION THE CLUSTER I, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 76061, PAGE 1, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.


Property Address: 1218 BIRCHBROOK STREET, GRAND PRAIRIE, TX 75052  
Mortgage Servicer: SERVICEMAC  
Noteholder: AMERIHOM MORTGAGE COMPANY, LLC  
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

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

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND this 11 day of Sept, 2025



Jeff Benton, Brandy Bacon, Michelle Schwartz,  
Guy Wiggs, David Stockman, Donna Stockman,  
Janet Pinder, Jamie Dworsky, Angela Cooper,  
Stockman Foreclosure Services inc., Marinosci  
Law Group PC, Resolve Trustee Services, LLC

Substitute Trustee Address:

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

FILED  
11:11AM  
SEP 11 2025  
COUNTY CLERK  
JENNIFER WARDEN  
DALLAS COUNTY, 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: BEING LOT 44, IN BLOCK 29, OF LAKE PARKS, PHASE 1A, AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2003083, PAGE 106, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/13/2014 and recorded in Document 201400300251 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: 10:00 AM  
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 LATIFAT ADERONKE AKINOLA AND ADEKUNLE ISIAKA AKINOLA, provides that it secures the payment of the indebtedness in the original principal amount of \$156,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 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.auction.com](http://www.auction.com) or (800) 280-2832

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.

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

FILED