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**NOTICE OF FORECLOSURE SALE**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Property: 1004 Seago Drive  
Seagoville, TX 75159

September 12, 2025

**Deed of Trust:** Deed of Trust (Wraparound Financing (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: August 28, 2021

**Trustee:**

Michael R. Rake, Attorney

Address: P.O. Box 1556, Lake Dallas, TX, 75065

**Grantor:** Ramiro Del Llano Escobedo and Olga A. Yanez

**Mortgagee:** AML Homes, LLC (hereafter "Lender")

**Recording Information:** Instrument No. 202100304724 of the real property records of Dallas County, Texas.

**Property Address:** 1004 Seago Drive, Seagoville, TX 75159

**Legal Description:**

Being out of the James Donaldson, Abstract No. 427, a certain tract of land conveyed to Firenia L. Davis, by deed recorded in Instrument No. 202000049269, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for corner, said corner being the South corner of a Mondragon Addition, by plat recorded in Document No. 2020-2020()0247368, Official Public Records of Dallas County, Texas, and being in the Northeast line of Seago Drive (a 50-foot right-of-way);

THENCE North 44 degrees 08 minutes 35 seconds East, along the Southeast line of said Mondragon Addition, 125.00 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest line of a tract of land conveyed to Charlie John Oatman Sr., by deed recorded in Instrument No. 2021000750, Official Public Records of Dallas County, Texas;

FILED  
2025 SEP 12 PM 3:22  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

THENCE South 45 degrees 47 minutes 26 seconds East, along the Southwest line of said Oatman tract, a distance of 75.00 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Oatman tract, said corner being the West corner a tract of land conveyed to Rosendo Mora, a single man and Adrian Mora, a single man, by deed recorded in Instrument No. 201900218353, Official Public Records of Dallas County, Texas, and said corner being the North corner of a tract of land conveyed to Fellowship Holiness Church, Inc, by deed recorded in Instrument No. 201100337951, Official Public Records of Dallas County, Texas;

THENCE South 44 degrees 08 minutes 35 seconds West, along the Northwest line of said Fellowship Holiness Church tract, a distance of 125.00 feet to a point for corner, said corner being in the Northeast line of said Seago Drive, from which a 1/2-inch iron rod found bears South 67 degrees 16 minutes 10 seconds East, a distance of 1.14 feet;

THENCE North 45 degrees 46 minutes 34 seconds West, along the Northeast line of said Seago Drive, a distance of 75.00 feet to the POINT OF BEGINNING and containing 9,374 square feet or 0.22 acres of land.

Also commonly known as 1004 Seago Drive, Seagoville, TX 75159.

**Note Secured by Deed of Trust:** Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: August 28, 2021

Original Principal Amount: \$116,000.00

Maker: Ramiro Del Llano Escobedo and Olga A. Yanez

Lender: AML Homes, LLC

**Property:** All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

**Sale Location:**

North side of the George Allen Courts Building at 600 Commerce St, Dallas, TX 75202, starting at 10:00 AM.

**Sale Date:** October 7, 2025

**Sale Time:** The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 a.m. to 2:00 p.m., or within three hours from that time.

**Terms of the Sale:** This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Beneficiary, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Beneficiary directed, by and through agents, the Trustee to administer the trust provisions.

The above-described Deed of Trust encumbers real property. This document constitutes formal notice by the Beneficiary to foreclose and sell the property, as described in Beneficiary's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the 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 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.**

*/S/ Michael R. Rake*

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Michael R. Rake, Attorney, Trustee

**Prepared in the office of:**  
**Michael R. Rake, Attorney at Law, PLLC**  
**State Bar # 16487600**  
P.O. Box 1556  
Lake Dallas, TX 75065  
Tel. & Fax: 940-498-2103  
E-mail: [mrake1@mrakeattorney.com](mailto:mrake1@mrakeattorney.com)

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS

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COUNTY OF DALLAS

WHEREAS, on or about April 28, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Tramaine White, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

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

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

Said real estate is described as follows:

Unit 102, Building N, and the .203072 Percent Undivided Interest in and to the General and Limited Common Elements of the Richland Trace Condominiums, A Condominium Regime according to the Condominium Declaration recorded in Volume 80239, Page 9, and the First Amendment thereto recorded in Volume 81119, page 3385, and the Second Amendment recorded in Volume 82224, Page 3121 and Supplemental Declarations of Merger and Annexation thereto recorded in Volume 81006, Page 2969, Volume 81114, Page 665, Volume 81177, Page 0253, and Volume 83099, Page 1292, each of said instruments being recorded in the Condominium Records of Dallas County, Texas (9827 Walnut Street, Unit N102)

WITNESS my hand this 18<sup>th</sup> day of August, 2025

RICHLAND TRACE OWNERS ASSOCIATION,  
INC.

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

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

John F. Warren

FILED  
2025 SEP 16 PM 2:15  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY, TEXAS

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on or about April 17, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Thayne Capital, LLC, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

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

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

Said real estate is described as follows:

Unit 208, Building E, and an undivided interest in and to the general and limited common elements of the Richland Trace Condominiums, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (9809 Walnut Street Unit E208)

WITNESS my hand this 18<sup>th</sup> day of August, 2025

RICHLAND TRACE OWNERS ASSOCIATION,  
INC.

By: 

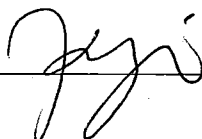
Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500

Dallas, Texas 75219

The within notice was posted by me on the 14 day of September, 2025, at the Dallas County Courthouse in Dallas, Texas.



## **Exhibit A**

Unit 208, Building E, being the following real property of RICHLAND TRACE CONDOMINIUMS, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 80239, Page 9, Condominium Records of Dallas County, Texas, as affected by First Amendment filed 06/18/1981, recorded in Volume 81119, Page 3385 and by Second Amendment filed I 1/16/1982, recorded in Volume 82224, Page 3121, Real Property Records, Dallas County, Texas, together with Supplemental Declarations of Merger and Annexation filed O 1/09/ 1981, recorded in Volume 81006, Page 2969; filed 05/13/1981, recorded in Volume 81094, Page 2270; filed 06/10/1981, recorded in Volume 8 I 113, Page 758; filed 06/11/1981, recorded in Volume 81114, Page 665, filed 09/10/1981, recorded in Volume 81177, Page 253; filed 09/10/1982, recorded in Volume 82178, Page 2258; filed 11/16/1982, recorded in Volume 82224, Page 3126; filed 02/24/1983, recorded in Volume 83032, Page 2417; filed 05/18/1983, recorded in Volume 83099, Page 1292; filed 08/15/1983, recorded in Volume 83161, Page 74; filed 08/24/1983, recorded in Volume 83168, Page 607; and filed 08/26/1983, recorded in Volume 83169, Page 4586, Real Property Records, Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unit described below, in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit "C" attached to the Declaration:

Residential Unit: Unit 208, Building E

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on or about May 12, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Adam Pham, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

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

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

Said real estate is described as follows:

Unit 201, Building N, and an undivided interest in the general and limited common elements appurtenant thereto of the Richland Trace Condominium, Phase IV, a condominium regime according to the Condominium Declaration recorded in Volume 80239, Page 9, at Seq. of the Condominium Records, and the first amendment thereto recorded in Volume 81119, Page 3385 of the Condominium Records and as modified by Supplemental Declaration of Merger and Annexation Documents recorded in Volume 81006, Page 2969, and in Volume 81114, Page 665, in Volume 81177, Page 0253, all in the Condominium Records of Dallas County, Texas. (9827 Walnut Street Unit N201)

WITNESS my hand this 18<sup>th</sup> day of August, 2025

RICHLAND TRACE OWNERS ASSOCIATION,  
INC.

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

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

[Signature]



**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on or about April 16, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by James D. Jackson, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

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

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

Said real estate is described as follows:

Unit 302, Building S, and an undivided interest in and to the general and limited common elements of the Richland Trace Condominiums, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (9837 Walnut Street, Unit S302)

WITNESS my hand this 18th day of August, 2025

RICHLAND TRACE OWNERS ASSOCIATION,  
INC.

By: Jason R. Reed

Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.

3811 Turtle Creek Blvd, Suite 500

Dallas, Texas 75219

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

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## **Exhibit A**

Unit 302, Building S, and an undivided interest in and to the general and limited common elements of the Richland Trace Condominiums, a Condominium Regime according to the Condominium Declaration recorded in Volume 80239, Page 9; and the amendments thereto recorded in Volume 81006, Page 2969; Volume 81094, Page 2270; Volume 81113, Page 758; Volume 81114, Page 665; Volume 81119, Page 3385; Volume 81177, Page 253; Volume 82178, Page 2258; Volume 82224, Page 3121; Volume 82224, Page 3126; Volume 83032, Page 2417; Volume 83099, Page 1292; Volume 83161, Page 74; Volume 83168, Page 607; Volume 83169, Page 4586 and 2002026, Page 7160, Condominium Records of Dallas County, Texas; and the benefits and appurtenances on or appertaining to said real property and improvements (9837 Walnut Street, Unit S302)

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS

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COUNTY OF DALLAS

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WHEREAS, on or about April 17, 2025, a Notice of Lien was filed in the Deed Records of Dallas County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Estate of Helen L. Rhodes, the present owner of said real property, to Richland Trace Owners Association, Inc. (the "Association"); and

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

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

Said real estate is described as follows:

Unit 206, Building "Q", and an undivided interest in and to the general and limited common elements of the Richland Trace Condominiums, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (9833 Walnut Street Unit Q206)

WITNESS my hand this 18<sup>th</sup> day of August, 2025

RICHLAND TRACE OWNERS ASSOCIATION,  
INC.

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

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

JW

## **Exhibit A**

Unit No. 206, Building "Q", and .210012 percent undivided interest in the general and limited common elements of the Richland Trace Condominiums, a Condominium Regime according to the Condominium Declaration recorded in Volume 80239, Page 9, and The First Amendment thereof recorded in Volume 82224, Page 3121, and the Supplemental Merger and Annexation Documents recorded in Volume 81006, Page 2969; Volume 81114, Page 665, Volume 81177, Page 0253; Volume 82178, Page 2258; Volume 82224, Page 3126; Volume 83032, Page 2417 and Volume 83099, Page 1292, Volume 83161, Page 0074; Volume 83168, Page 0607 and Volume 83169, Page 4586, each of said instruments being recorded in the Condominium Records of Dallas County, Texas (9833 Walnut Street Unit Q206)

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS

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COUNTY OF DALLAS

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

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

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

Said real estate is described as follows:

Unit 110, Building A, and being the following real property of Richland Trace Condominiums, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 80239, Page 9, Condominium Records of Dallas County, Texas, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (9801 Walnut Street Unit A110)

WITNESS my hand this 27<sup>th</sup> day of August, 2025

RICHLAND TRACE OWNERS ASSOCIATION,  
INC.

By: Jason R. Reed  
Jason R. Reed, Substitute Trustee

Riddle & Williams, P.C.  
3811 Turtle Creek Blvd, Suite 500  
Dallas, Texas 75219

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

Jwi

## **Exhibit A**

Unit 110, Building A, and being the following real property of Richland Trace Condominiums, a condominium created pursuant to the Condominium Declaration and Map recorded in Volume 80239, Page 9, Condominium Records of Dallas County, Texas, as affected by First Amendment filed 06/18/1981, recorded in Volume 81119, Page 3385 and by Second Amendment filed 11/16/1982, recorded in Volume 82224, Page 3124, Real Property Records, Dallas County, Texas, together with Supplemental Declarations of Merger and Annexation filed 01/09/1981, recorded, in Volume 81006, Page 2969; filed 05/13/1981, recorded in Volume 81094, Page 2270; filed 06/10/1981, recorded in Volume 81113, Page 758; filed 06/11/1981, recorded in Volume 81114, Page 665, filed 09/10/1981, recorded in Volume 81177, Page 253; filed 09/10/1982, recorded in Volume 82178, Page 2258; filed 11/16/1982, recorded in Volume 82224, Page 3126; filed 02/24/1983, recorded in Volume 83032, Page 2417; filed 05/18/1983, recorded in Volume 83099, Page 1292; filed 08/ 15/ 1 983, recorded in Volume 83161, Page 74; filed 08/24/1983, recorded in Volume 83168, Page 607; and filed 08/26/1983, recorded in Volume 83169, Page 4586, Real Property Records, Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in such Declaration, together with an undivided interest, appurtenant to the Residential Unit described below, in and to the Common Elements in the percentage designated for the Residential Unit on Exhibit "C" attached to the Declaration (9801 Walnut Street, Unit A110)

## NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

KNOW ALL MEN BY THESE PRESENTS:

That notice is hereby given of a public non-judicial foreclosure sale.

1. **PROPERTY TO BE SOLD.** The property to be sold is located in Dallas County, Texas, and is more particularly described in **Exhibit A**, which is attached hereto and incorporated by reference herein for all purposes.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust (herein defined) to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust, if any.

2. **DATE, TIME AND PLACE OF SALE.** The sale is scheduled to be held at the following date, time and place:

DATE: October 7, 2025

TIME: Not earlier than **11:00 AM**, and within three (3) hours thereafter.

PLACE: The North Side of the George Allen Courts Building facing 600 Commerce Street, Dallas, Texas 75202, below the overhang, or as designated by the Dallas County Commissioners.

3. **TERMS OF SALE.** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.
4. **TYPE OF SALE.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust, Security Agreement, Financing Statement and Absolute Assignment of Rents, executed by AML Homes LLC, dated June 14, 2021, recorded in the Office of the County Clerk of Dallas County, Texas, as **Document No. 202100178936** (the "**Deed of Trust**").
5. **OBLIGATIONS SECURED.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "**Obligations**"), including but not limited to the Promissory Note in the principal sum of \$72,250.00 (the "**Note**"), executed by AML Homes LLC, and payable to the order of Fiscal Assets, LLC – Series 230 (the "**Lender**"). The Lender is the current owner and holder of the Obligations and is the Lender under the Deed of Trust.

As of September 15, 2025, there will be owed \$61,354.29 on the Note in unpaid principal and interest, plus additional amounts for late fees, default interest, collection and attorneys' fees. The Note is bearing interest at the rate of \$15.75 per day thereafter. An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Lender as follows:

Fiscal Assets, LLC – Series 230  
Attn: Neil Aggarwal  
324 Canyon Valley Drive  
Richardson, Texas 75080

6. **DEFAULT AND REQUEST TO ACT.** Default has occurred under the Note and the Deed of Trust, and the Lender has requested me, as the Trustee, to conduct this sale. Notice is given that prior to the sale Lender may appoint another person as a Substitute Trustee to conduct the sale.

DATED this the 15th day of September, 2025.

/s/ Adam A Blythe  
ADAM A. BLYTHE, Trustee

**AFTER RECORDING RETURN TO:**

Adam A. Blythe  
HESSE<sup>3</sup> – BLYTHE – CARNS  
5560 Tennyson Parkway  
Suite 250  
Plano, Texas 75024



## **EXHIBIT A**

### **LEGAL DESCRIPTION**

Being out of the James Donaldson, Abstract No. 427, a certain tract of land conveyed to Firenia L. Davis, by deed recorded in Instrument No. 202000049269, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for corner, said corner being the South corner of a Mondragon Addition, by plat recorded in Document No. 2020-202000247368, Official Public Records of Dallas County, Texas, and being in the Northeast line of Seago Drive (a 50 foot right-of-way);

**THENCE** North 44 degrees 08 minutes 35 seconds East, along the Southeast line of said Mondragon Addition, a distance of 125.00 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest line of a tract of land conveyed to Charlie John Oatman Sr., by deed recorded in Instrument No. 2021000750, Official Public Records of Dallas County, Texas;

**THENCE** South 45 degrees 47 minutes 26 seconds East, along the Southwest line of said Oatman tract, a distance of 75.00 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Oatman tract, said corner being the West corner a tract of land conveyed to Rosendo Mora, a single man and Adrian Mora, a single man, by deed recorded in Instrument No. 201900218353, Official Public Records of Dallas County, Texas, and said corner being the North corner of a tract of land conveyed to Fellowship Holiness Church, Inc, by deed recorded in Instrument No. 201100337951, Official Public Records of Dallas County, Texas;

**THENCE** South 44 degrees 08 minutes 35 seconds West, along the Northwest line of said Fellowship Holiness Church tract, a distance of 125.00 feet to a point for corner, said corner being in the Northeast line of said Seago Drive, from which a 1/2 inch iron rod found bears South 67 degrees 16 minutes 10 seconds East, a distance of 1.14 feet;

**THENCE** North 45 degrees 46 minutes 34 seconds West, along the Northeast line of said Seago Drive, a distance of 75.00 feet to the POINT OF BEGINNING and containing 9,374 square feet or 0.22 acres of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENT

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COUNTY OF DALLAS

\*

WHEREAS, by Deed of Trust, dated **MARCH 9, 2022**, filed for record with the County Clerk of **DALLAS** County, Texas, Instrument #**202200077327** of the Deed Records of **DALLAS** County, Texas, executed by **ADLO ENTERPRISES LLC**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **DALLAS**, Texas, to wit:

**LOT 13, IN BLOCK 16/6017, OF GLENVIEW ADDITION NO. 18, A SUBDIVISION IN DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 40, PAGE 133 OF MAP RECORDS OF DALLAS COUNTY, TEXAS.**

**aka: 5271 Pennridge Ln., Dallas, TX 75241.**

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$140,500.00** executed by **ADLO ENTERPRISES LLC**, and made payable to First Funding Investments, Inc.

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

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

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

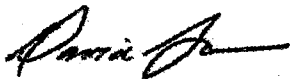
5271 Pennridge Ln., Dallas, TX 75241.

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

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

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

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



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

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

**NOTICE OF ASSESSMENT LIEN SALE**

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

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

WHEREAS, on the 4<sup>th</sup> day of August, 2025, a Notice of Lien was filed of record at Document No. 202500161589, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by **SERGIO ALEJANDRO GARCIA**, the present owner of said real property, to Parkside Cedar Springs Condominium Association (the "Association"); and

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

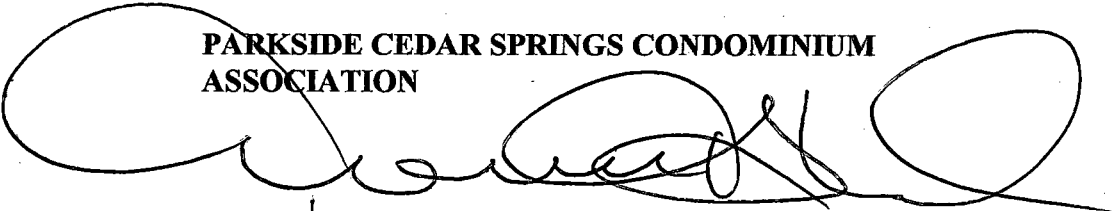
NOW, THEREFORE, notice is hereby given that on Tuesday, the 7<sup>th</sup> day of October, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

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

Witness my hand this 12<sup>th</sup> day of September, 2025.

**PARKSIDE CEDAR SPRINGS CONDOMINIUM  
ASSOCIATION**




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

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

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Print Name

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

### **EXHIBIT "A"**

Being the following Real Property of Parkside Cedar Springs Condominiums, a Condominium created pursuant to the Condominium Declaration and Map recorded in Cc# 20070075580, Condominium Records of Dallas County, Texas, covering a building and land located in Dallas County, Texas and described in such declaration, Together with an undivided interest, appurtenant to the Residential Unit described below, in and to the common elements in the percentage designated for the Residential Unit on Exhibit "C" attached to the Declaration; and also including the following Parking and Storage Spaces as limited common elements to the Residential Unit: Unit 3J, Building 3; and having the street address of 4777 Cedar Springs Road, #3J, Dallas, Texas.

**NOTICE OF ASSESSMENT LIEN SALE**

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

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, on the 3<sup>rd</sup> day of July, 2025, a Notice of Lien was filed of record at Document Number 202500138748, in the Official Public Records of Dallas County, Texas, covering the real property herein described, concerning default in payment of the indebtedness owing by the former record owner, and **RESTORE HOPE AND LIFE MINISTRIAL MISSION**, the present record owner, of said real property, to 7030 Fair Oaks Association, Inc. (the "Association"); and

WHEREAS, the said previous owner of the Property, and **RESTORE HOPE AND LIFE MINISTRIAL MISSION**, the present owner of the Property have continued to default in the payment of the indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7<sup>th</sup> day of October, 2025, between 10:00 o'clock a.m. and 4:00 o'clock p.m., the Association will sell said real estate in the area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 o'clock a.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

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

Witness my hand this 12<sup>th</sup> day of September, 2025.

**7030 FAIR OAKS ASSOCIATION, INC.**


By: 

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

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

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Print Name

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY  DEPUTY

2025 SEP 12 PM 2:57

FILED

**EXHIBIT "A"**

7030 FAIR OAKS AVENUE 7030 FAIR OAKS UNIT 116 DA, BLK 4/5195, LTS 10A & 10D & PT 11, BLDG C UNIT 116 & 5.612% CE Book FAIR OAKS CONDOMINIUM, Page , Document No. VOL99022/1337, DD012799 CO-DALLAS , of the Recorder of Dallas County, Texas; and having the street address of 7030 Fair Oaks Avenue, Unit 116, Dallas, Texas.